

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 15, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Boyce, Ford, Harcourt,  
Little, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)  
Alderman Kennedy

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend A. Reynolds of Ryerson United Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Sunrise East Alternate School, attached to Vancouver Technical Government Studies, under the direction of their instructor, Mr. Tom Longridge and students from Seacliff Christian School, under the direction of their teacher, Mrs. M. Smith.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,

THAT the minutes of the following meetings be adopted:

Special Council (Public Hearing) - April 26, 1979  
Regular Council (except 'In Camera' portion) - May 1, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,  
SECONDED by Ald. Bellamy,

THAT this Council resolve itself into Committee of the Whole,  
Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Cont'd. . .

COMMUNICATIONS OR PETITIONS1. Store Openings on Statutory Holidays

In a letter dated April 25, 1979, Mr. H. Petrook, Western Regional Manager, Fairweather, requested an opportunity to address Council to request it to reconsider its position on stores opening on Statutory Holidays.

MOVED by Ald. Little,  
THAT the delegation request be approved.

- CARRIED UNANIMOUSLY

2. Request to Reinstate Official  
Traffic Commission

Council noted a letter from the Secretary of the Vancouver Parent-Teacher Council requesting that Council reinstate the Official Traffic Commission which was disbanded some years ago and its duties transferred to the Standing Committee on Transportation.

MOVED by Ald. Puil,  
THAT the request of the Vancouver Parent-Teacher Council that the Official Traffic Commission be reinstated be referred to the Standing Committee on Transportation to meet with representatives of the Vancouver Parent-Teacher Council to discuss this matter for report to Council.

- CARRIED UNANIMOUSLY

3. Proposed Detoxification Centre,  
North of Great Northern Way at  
Prince Edward Street

The Mount Pleasant Neighbourhood Association, in a letter dated May 2, 1979, requested an opportunity to address Council at an evening meeting on the proposed Detoxification Centre to be located north of Great Northern Way at Prince Edward Street. Council was advised that a City Manager's report on this matter will be before it on May 29, 1979.

MOVED by Ald. Puil,  
THAT the request of the Mount Pleasant Neighbourhood Association to address Council at an evening meeting on the proposed Detoxification Centre be approved and the delegation be heard when the City Manager's report is before Council.

- CARRIED UNANIMOUSLY

4. Block 129 and 130 in the  
Jericho/Locarno Area

Council noted requests from the Save Our Parkland Association, Mrs. D. Gillis and the West Point Grey Community Association to address Council on Alderman Little's Motion related to City-owned properties in Blocks 129 and 130 in the Jericho/Locarno area.

MOVED by Ald. Little,  
THAT the delegation requests be approved and consideration of his Motion on this matter be deferred to that time.

FURTHER THAT any other delegation requests to speak to this item be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Paving of Lane between Quebec and Ontario  
at 51st and 52nd Avenues

Mrs. A. Percy, in a letter dated December 18, 1978 requested the opportunity to address Council on the matter of the paving of the lane between Quebec and Ontario at 51st and 52nd Avenues. Council noted a comment from the City Clerk that a report from the City Manager on this matter will be before it on May 29, 1979.

MOVED by Ald. Puil,

THAT the request of Mrs. A. Percy to address Council be approved and the delegation be heard when the relevant report is before Council.

- CARRIED UNANIMOUSLY

6. U.B.C.M. Executive Nominations

In a memorandum dated May 8, 1979, the Mayor recommended that Alderman Bellamy be appointed as the City's representative on the U.B.C.M. Executive effective September 1979.

MOVED by Ald. Puil,

THAT the above recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

7. P.N.E. Land Use Control

In a memorandum dated May 9, 1979 the City Clerk advised as follows:

"Council on May 1, 1979 agreed to defer this matter to the next meeting of Council.

The P.N.E. request that their delegation be heard on June 12th, when several other matters relating to the P.N.E. will be before Council."

MOVED by Ald. Little,

THAT the request of the P.N.E. to defer their delegation to June 12, 1979 be approved.

- CARRIED UNANIMOUSLY

8. 1979 Budget Appeal - Recreation Division  
Park Board

Council noted a communication from Mrs. D. E. Wall on behalf of the Community Association Presidents requesting an opportunity to address Council to appeal the cuts to the 1979 Park Board budget as they affect the Recreation Division.

MOVED by Ald. Ford,

THAT the delegation request be approved and arrangements be made for this delegation to address Council this evening.

- LOST

(Aldermen Bellamy, Boyce, Little, Puil and the Mayor opposed)

MOVED by Ald. Puil,

THAT the delegation request be approved and arrangements be made for a representative of the Community Association Presidents to address Council at its meeting of May 29, 1979.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)9. False Creek Child Care Society -  
Rent

In a letter dated May 8, 1979, the False Creek Child Care Society requested approval to address Council when the City Manager's report on the rent of the Society's premises is before Council. The Council noted a comment from the City Clerk that this report will be before Council on May 29, 1979.

MOVED by Ald. Rankin,

THAT the request of the False Creek Child Care Society to address Council when the relevant report is before it be approved and the delegation be heard on May 29, 1979.

- CARRIED UNANIMOUSLY

10. Burrard-Melville Park Site -  
Additional Funding Request

Council, on February 20, 1979, gave permission to the Park Board to proceed with the design and development of the Burrard-Melville Park Site but deferred for further report, the Park Board's request for additional capital funding towards development of this park. In a letter dated May 2, 1979, the Chairman of the Park Board advised that the Board had approved the following recommendation of its Planning and Development Division:

"That the concept plan for the Burrard-Melville Park Site be approved at an estimated cost of \$220,000, and

That City Council be requested to provide the \$180,000 additional funding for completion of the park development works."

In its letter, the Park Board advised that a meeting was held on April 20, 1979 at which most of the adjacent property owners who had contributed to the acquisition of the site were present where they were presented with a concept plan and associated cost details. A generally favourable reaction was received from all persons present. In addition, representatives of the City Planning and Engineering Departments have reviewed the concept plan and have not expressed any major objections to it. Mr. L. Foster of the Park Board, by means of drawings, reviewed the concept plan for Council's information and answered questions from Members of Council.

The City Manager advised that the additional funding required for completion of the park development works is \$190,000 not \$180,000 as mentioned in the Park Board's letter.

MOVED by Ald. Puil,

THAT Council approve the concept plan for the development of the Burrard-Melville Park Site and in addition, allocate an additional \$190,000 to the Park Board to complete the park development works on this site, the source of funds to be the Downtown Improvement Reserve.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

11. S.P.E.C. - Minimum Federal  
Insulation Standards

Council noted the following request from SPEC contained in its letter dated April 27, 1979:

"That the provincial Ministry of Energy and the City of Vancouver adopt the new recommended Minimum Federal Insulation Standards."

MOVED by Ald. Rankin,

THAT the request of SPEC contained in its letter dated April 27, 1979 be referred to the Director of Permits and Licenses for report on the implications of this request.

- CARRIED UNANIMOUSLY

12. Proposed Solar Home -  
3234 West 21st Avenue

Council noted a request from Mr. T. Kuchta to address it when the report on the proposed solar home at 3234 West 21st Avenue was before it.

MOVED by Ald. Rankin,

THAT the request of Mr. T. Kuchta to address Council when the relevant report is before it be approved and the delegation be heard.

- CARRIED UNANIMOUSLY

13. Transportation for the Handicapped

The Chairman of Council's Special Committee on the Disabled in a memorandum dated May 11, 1979 forwarded to Council the recommendations of the Special Committee on Transportation for the Handicapped.

MOVED by Ald. Ford,

THAT the recommendation of the Special Council Committee on the Disabled be amended and then approved as follows:

"The UTA be requested to agree that transportation service for the handicapped be increased to 800 hours per week consistent with the maximum \$600,000 funding budget as stated in the report of the Special Committee of the Urban Transit Authority Board.

FURTHER THAT Council endorse the recommendations of the Urban Transit Authority Board that cost-sharing for "custom" transit services for the handicapped be established on the basis of

- (a) a revenue target of 10% of total costs AND
- (b) the operating deficit being the difference between the revenue target and total costs, apportioned 80% to the UTA and 20% to the Municipality."

FURTHER THAT this recommendation be transmitted to the next meeting of the UTA Board to be held on May 25, 1979.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

COMMUNICATIONS OR PETITIONS (Cont'd)

14. B.C. Building Code - Part 10  
(Accessibility for the Handicapped)

In a memorandum dated May 11, 1979 the Chairman of the Special Council Committee on the Disabled advised Council of a recommendation of the Committee on the B.C. Building Code - Part 10.

MOVED by Ald. Ford,  
THAT Council submit the following resolution to the Provincial Government:

"WHEREAS the Handicapped Housing Report of the Greater Vancouver Regional District and the Social Planning and Research Council of B.C. urged the Provincial Government to provide regulations in the B.C. Building Code for architectural accessibility to public buildings for the physically disabled, and

WHEREAS the City of Vancouver Building By-law amendments for accessibility for the handicapped were purposely designed to permit the inclusion of the Provincial standards and the City of Vancouver has indicated a willingness to include the Provincial standards, and

WHEREAS the Minister of Municipal Affairs has approved this, and agreed to bring the matter to the next Cabinet meeting,

BE IT RESOLVED that Vancouver City Council strongly urge the Provincial Cabinet during its next session to pass the B.C. Building Code - Part 10 amendments to permit architectural accessibility to public buildings for the physically handicapped."

FURTHER THAT the City Clerk be instructed to forward the above resolution to the U.B.C.M. for consideration at its conference in September 1979.

- CARRIED UNANIMOUSLY

15. Trident Nuclear Submarine  
and Missile System

Council noted a request from the Pacific Life Community to address it at its meeting of May 29, 1979 on the issue of the Trident Nuclear Submarine and Missile System located 100 Km. south of Vancouver.

MOVED by Ald. Rankin,  
THAT the request from the Pacific Life Community to address Council at its meeting of May 29, 1979 be approved and the delegation heard.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

16. Carbaryl Spraying in Kitsilano

Council noted the following communications with respect to the gypsy moth infestation of the Kitsilano area:

(a) Letter dated May 14, 1979 from the Chairman of the Park Board advising that the Board, at a special meeting on Monday, May 14, 1979 resolved as follows:

"That the Board request City Council to support a Federal Government program of spraying all trees and plant material in the designated 44 block infested area in Kitsilano in an effort to eradicate the gypsy moth, as the Board wishes to protect those trees under its jurisdiction, and feels piece-meal spraying will not be effective."

(b) A memorandum from Alderman Harcourt dated May 15, 1979 advising of the results of a meeting on May 13, 1979 on this matter. Present at the meeting were Members of Council, City staff, representatives of the Park Board, Agriculture Canada, Environment Canada, B.C. Ministry of Agriculture and Citizens of Kitsilano. Alderman Harcourt's memorandum put forward the following motions for Council's consideration:

"1. That City Council confirm the Task Force composition and designate the Council representation.

2. That City Council be prepared to match Environment Canada's \$5,000 allocation.

3. That City Council request from the B.C. Ministry of Agriculture:

- a) A \$5,000 matching grant,
- b) Moving the information trailer back to Kits Park, to act as a coordinating, information, research, and action headquarters."

Commissioner Wainborn, Chairman of the Park Board addressed Council and stressed that the Park Board feels it is imperative that interim action be taken to control this infestation.

MOVED by Ald. Rankin,

THAT Council defer a final decision on carbaryl spraying of the Kitsilano area pending a special meeting of Council to be held on or before May 22, 1979 to which relevant officials from all levels of government be invited to discuss alternate methods of controlling the infestation.

- CARRIED

(Aldermen Bellamy, Boyce, Little and Puil opposed)

MOVED by Ald. Harcourt,

THAT, pending the proposed special meeting of Council, the City Manager be authorized, in consultation with involved Government officials and citizens, to take any necessary interim measures to control the gypsy moth infestation in Kitsilano.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT City Council match Environment Canada's \$5,000 allocation.

FURTHER THAT City Council request from the B.C. Ministry of Agriculture:

- a) A \$5,000 matching grant,
- b) Moving the information trailer back to Kits Park, to act as a coordinating, information, research, and action headquarters.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Illegal Suites:  
1864 West 17th Avenue

Council on March 15, 1979, when considering a hardship application filed by a tenant at 1864 West 17th Avenue noted that a number of rental units, in excess of the permitted number, were contained in this rooming house. Council resolved that the owner of the rooming house be required to appear before Council to show cause why her license should not be suspended.

Council had before it for information an excerpt from the City Manager's Report on a hardship appeal at that address which was dealt with by Council on March 15, 1979, and allowed.

Mr. William S. Munro, legal counsel for Mrs. M. Brown, the owner, addressed Council on this matter. He advised that his client was prepared to remove the three illegal suites in question, but requested a reasonable time in which to do this.

During consideration of this item Alderman Rankin advised that he had received the following information from the Housing Control Co-ordinator, Department of Permits and Licenses - that Council had approved extensions of tenancy on the grounds of hardship to tenants in three suites in this dwelling. The extensions expire on August 3, 1979, January 18, 1980 and April 15, 1980.

MOVED by Ald. Rankin,

THAT the owner of 1864 West 17th Avenue be advised that on expiry date of the hardship extensions on suites in her dwelling, approved by Council at various times, the units in question are required to be removed and that Council will not consider any requests for extension of use of these suites.

- CARRIED UNANIMOUSLY

2. Rory's Towing Ltd. and  
Westburn Services Ltd.

Council (In Camera) on April 10, 1979, having considered a report from the Director of Legal Services on a recent incident respecting Rory's Towing, which was reported on by City Inspectors, alleged that a large number of citizens' vehicles were removed from Miller's parking lot on Davie Street without adequate tow-away authority and resolved:

"THAT Mr. Rory Washtock be requested to appear before Council to show cause why his business licenses in the names of Rory's Towing Ltd. and Westburn Services Ltd. should not be revoked.

FURTHER THAT the business owner or the representative of Miller Electronics Ltd. involved in the incident be invited to appear before Council to give evidence to the circumstances described above.

FURTHER THAT the City Clerk arrange a suitable date for this hearing."

Council on May 1, 1979, granted a request from Mr. A. Achtem that Council defer the show cause hearing to today's meeting to permit Mr. Washtock's counsel, Mr. Roth, the opportunity to represent him.

Cont'd . . .



DELEGATIONS (Cont'd)Rory's Towing Ltd. and  
Westburn Services Ltd. (Cont'd)

Council noted a letter dated May 9, 1979, from Mr. Roth advising that he was unable to be present in Council this day as he has two trials booked for May 15th. He therefore requested that Council defer this show cause hearing to a more convenient date.

Also before Council this day was a report from the City Manager dated May 14, 1979, in which the Director of Permits and Licenses reported as follows:

"Mr. Washtock, owner of Rory's Towing Ltd. and Westburn Services Ltd. is to appear before Council on May 15, 1979 to show cause why the business license for a towing company, in the name of Rory's Towing Ltd., and the Vehicle for Hire Licenses, for operating tow trucks, in the names of Rory's Towing Ltd. (one truck) and Westburn Services Ltd. (two trucks) should not be revoked.

On Friday, May 11, 1979, Mr. Washtock voluntarily surrendered the business license issued in the name of Rory's Towing Ltd. The Vehicle for Hire license for one tow truck, issued in the name of Rory's Towing, was handed in on Monday, May 14, 1979. Mr. Washtock advises that this truck has been sold.

For the past two months, Mr. Washtock has been operating the other two tow trucks (licensed under Westburn Services Ltd.) on a broker basis for Tritow Systems Ltd. During this period of time, there have been no complaints received by this Department. The trucks have the name "Tritow" painted on the doors and resemble the other trucks (approximately 40) which also operate on a brokerage basis for Tritow Systems Ltd.

Mr. Washtock wishes to retain the two Vehicle for Hire licenses in the name of Westburn Services Ltd., on the understanding that he will not be in business for himself but will act as a broker only and will be under the direct supervision and control of Tritow Systems Ltd., almost as if he were an employee. Tritow Systems Ltd. are agreeable to this arrangement and advise that these two trucks will not do any towing unless dispatched by their management."

Mr. Ringma, agent of Miller Electronics Ltd., who operates the business on Davie Street, corroborated the statement made by City staff that a number of citizens' vehicles had been removed from Miller's parking lot on Davie Street without adequate tow-away authority. He also confirmed that he has the authority to authorize tow-aways from this lot. Mr. Ringma stated that Miller Electronics Ltd. has a contract with North West Security to issue tow-away notices on its behalf and not with Knight Security.

Mr. Washtock addressed Council and stated he understood that his firm had authority to tow-away the cars in question. He also confirmed that he has been acting as a broker for Tritow Systems Ltd. for the last two months and is under the direct supervision and control of this firm.

Cont'd . . .

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DELEGATIONS (Cont'd)

Rory's Towing Ltd. and  
Westburn Services Ltd. (Cont'd)

MOVED by Ald. Puil,

THAT Council take no action at this time with respect to the show cause related to Rory's Towing Ltd. and Westburn Services Ltd. on the understanding that Mr. Washtock will not be in business for himself, but will act as a broker only and will be under the direct supervision and control of Tritow Systems Ltd.

- CARRIED

(Alderman Boyce and the Mayor opposed.)

4. Southland Corporation (Canada) Limited  
7-Eleven Food Stores - Gasoline Service  
Station, 4064 Fraser Street

Council on May 1, 1979, approved a request from the Southland Corporation (Canada) Limited to address Council when the City Manager's Report on its application to operate a self-service gasoline station under the 7-Eleven brand at 4064 Fraser Street, is before Council.

Council had for consideration a City Manager's Report dated April 17, 1979, in which the Director of Planning reported on this application and outlined for Council's information the total number of service stations operating in Vancouver as of February 1, 1979, the number of conventional stations and number of self-serve as well as the percentage of self-serve stations. In the report the Director of Planning recommended:

"That the application by Southland Corporation (Canada) Ltd. to convert the Econo Gasoline Service Station at 4064 Fraser Street to a self-serve station operating under the 7-Eleven brand name be held in abeyance for sixty (60) days pending:

- (a) a survey by the Department of Permits and Licenses of all licensed operating self-serve stations in the City by owner, operator and brand name;
- (b) a survey by the Department of Permits and Licenses of the 15 approved self-serve locations not now being utilized to determine which of these may or may not be reactivated; and
- (c) a consequent listing of options, with recommendations, regarding the allowable proportion of self-serve stations by owner, operator or brand name and for the City at large."

Mr. Cashin, Zone Manager, Western Canada, Southland Corporation, addressed Council and filed a brief in which he stated that his firm is requesting that the Econo Service Station at 4064 Fraser Street be permitted to operate as a self-serve gasoline and fast food store outlet under the brand name of 7-Eleven. The present operation at this site is primarily a gasoline pumping enterprise as it no longer offers full service to customers. The proposal is that under the 7-Eleven brand name this service station and food store would operate on a 24-hour day, 365 days a year basis. Mr. Cashin pointed out that his company's proposal would provide an additional five full-time jobs, a wide range of customer services, as well as removing a current eyesore in the community and replacing it with an attractive, well-maintained retail outlet. Mr. Cashin circulated photographs showing the present operation on the site in question as well as a service station

Cont'd . . .

DELEGATIONS (Cont'd)

Southland Corporation (Canada) Limited  
7-Eleven Food Stores - Gasoline Service  
Station, 4064 Fraser Street (Cont'd)

which his company has developed in the Lower Mainland for comparison.

MOVED by Ald. Puil,

THAT the recommendations of the Director of Planning contained in this report be approved; and

FURTHER THAT the Director of Planning be instructed to report back to the Transportation Committee, at which time representatives of the oil companies be invited to be present to discuss gasoline self-service retailing with the Committee.

- CARRIED UNANIMOUSLY

In response to an offer from Mr. Cashin to assist officials with the proposed survey the Mayor suggested he contact the Director of Planning in this matter.

CIVIC RECOGNITION

The Mayor recognized the following retiring civic employees, each of whom has had more than thirty years service with the City:

Mr. John Andrew (Traffic Paint)  
Mr. Ralph Brandner (Health)  
Mr. John H. Denney (Revenue and Treasury)  
Mr. James H. Vance (Sanitation)

The Mayor presented them with a certificate honouring their long service, following which he invited them to join Council for refreshments.

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The Council recessed at 4:05 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5:00 p.m.

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3. Balmoral Hotel -  
Show Cause

Council on April 24, 1979, approved the following recommendation of the Community Services Committee:

"THAT Messrs. M. Brogan and R. Ames, owners of the Balmoral Hotel at 159 East Hastings Street, be requested to appear before Council to show cause why their business license should not be suspended."

Appearing before Council this day was Mr. Guinn, legal counsel for Mr. Ames, owner of the Balmoral Hotel. Mr. Guinn stated that he had only just returned to the City and therefore was unable to prepare a meaningful defence for his client. He requested Council to adjourn this show cause hearing for one month to permit him an opportunity to peruse all relevant material.

MOVED by Ald. Bellamy,

THAT the show cause hearing with respect to the Balmoral Hotel be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
MAY 11, 1979

Works & Utilities Matters  
(May 11, 1979)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Continuance of Lane Lighting Program
- Cl. 2: Report on Lane Lighting Project  
Deferred at the February 8, 1979  
Court of Revision
- Cl. 3: Freight Elevator in Lane at Rear of  
Golden Crown Restaurant - 124 West  
Hastings Street
- Cl. 4: Local Improvements on the "Initiative  
Principle"
- Cl. 5: Tender No. 39-79-1 - Fire Apparatus
- Cl. 6: Tender No. Electrical 79-1 for Painting  
Steel Poles and Attachments
- Cl. 7: Stanley Park, West Side Sewage System

Continuance of Lane Lighting  
Program  
(Clause 1)

MOVED by Ald. Little,  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED

(Aldermen Ford and Marzari opposed)

Report on Lane Lighting Project  
Deferred at the February 8,  
1979 Court of Revision  
(Clause 2)

MOVED by Ald. Boyce,  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

Freight Elevator in Lane at  
Rear of Golden Crown Restaurant  
- 124 West Hastings Street  
(Clause 3)

MOVED by Ald. Bellamy,  
THAT option B, as contained in this clause, be approved.

- LOST

(Aldermen Boyce, Ford, Harcourt, Little, Marzari, Puil,  
Rankin and the Mayor opposed)

MOVED by Ald. Puil,  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd. . .

CITY MANAGER'S REPORTS (Cont'd)

Works & Utilities Matters  
(May 11, 1979) (cont'd)

Local Improvements on the  
"Initiative Principle"  
(Clause 4)

MOVED by Ald. Rankin,  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

Clauses 5 and 6

MOVED by Ald. Puil,  
THAT the recommendations of the City Manager, as contained in  
clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Stanley Park, West Side  
Sewage System  
(Clause 7)

MOVED by Ald. Puil,  
THAT the recommendations of the City Manager, as contained in  
this clause, be approved.

- CARRIED

(Alderman Ford opposed)

Building and Planning Matters  
(May 11, 1979)

The Council considered this report which contains six clauses  
identified as follows:

- Cl. 1: Kensington N.I.P. - Selkirk  
School Annex Playground
- Cl. 2: Exterior Alterations to the  
Sylvia Hotel, 1154 Gilford
- Cl. 3: Liquor Permit Application  
D.P.A. No. 82724
- Cl. 4: Kiwassa N.I.P. - Kiwassa  
Neighbourhood House Replacement
- Cl. 5: Kensington N.I.P. -  
Kensington Park Improvement
- Cl. 6: Grandview-Woodland N.I.P.:  
Co-op Housing Consultants

Clauses 1 and 2

MOVED by Ald. Puil,  
THAT the recommendations of the City Manager, as contained in  
clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd. . .

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters  
(May 11, 1979) (cont'd)

Liquor Permit Application  
D.P.A. No. 82724  
(Clause 3)

MOVED by Ald. Harcourt,  
THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 82724 approving the use of a portion of the existing marina at 1000 Taylor Street for an "F" Marine Public House.

- CARRIED

(Alderman Little opposed)

Kiassa N.I.P. - Kiassa  
Neighbourhood House Replacement  
(Clause 4)

MOVED by Ald. Little,  
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 5 and 6

MOVED by Ald. Marzari,  
THAT the recommendations of the City Manager, as contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters  
(May 11, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Sunday Public Games & Sports  
By-law No. 3711
- Cl. 2: Penthouse Cabaret

Sunday Public Games & Sports  
By-law No. 3711  
(Clause 1)

MOVED by Ald. Marzari,  
THAT the recommendation of the City Manager, as contained in this clause, be approved and, therefore, the request of the Hon. A.E. Branca to amend the Sunday Public Games and Sports By-law No. 3711 to include arcades be refused.

- CARRIED UNANIMOUSLY

Penthouse Cabaret  
(Clause 2)

MOVED by Ald. Little,  
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (Cont'd)

Finance Matters  
(May 11, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds)  
March 1979
- Cl. 2: 1979 Basic Capital Budgets -  
Clarification and Correction
- Cl. 3: Police Digital Communications System
- Cl. 4: City of Vancouver Debenture Issues 1979
- Cl. 5: Heating Costs, 517 Hamilton Street
- Cl. 6: Homeowner Grants for Co-operatives

Clauses 1, 2 and 5

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Police Digital Communications  
System  
(Clause 3)

During consideration of this clause, Deputy Chief Stewart answered questions from Council on this matter.

MOVED by Ald. Puil,

THAT this clause in the City Manager's report be received for information.

- CARRIED UNANIMOUSLY

City of Vancouver Debenture  
Issues 1979  
(Clause 4)

MOVED by Ald. Little,

THAT the recommendations of the City Manager, as contained in this clause, be approved after amending recommendation B to read as follows:

'THAT the Director of Finance be empowered to act to instruct the fiscal agents to proceed, after consultation with the committee comprised of the Mayor, the City Manager and the Chairman of the Finance and Administration Committee or if the other two are not available, the Mayor. This would commit Council to passing the appropriate borrowing By-law (prepared by the Director of Legal Services) shortly thereafter.'

- CARRIED UNANIMOUSLY

Underlining denotes amendment

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CITY MANAGER'S REPORTS (Cont'd)

Finance Matters  
(May 11, 1979) (cont'd)

Homeowner Grants for  
Co-operatives  
(Clause 6)

During consideration of this clause Council noted a request from the Columbia Housing Advisory Association to address Council when it is considering this matter.

A representative of the Association stated that its members are requesting assurance from Council that Co-operatives are now eligible for the annual homeowner's grant.

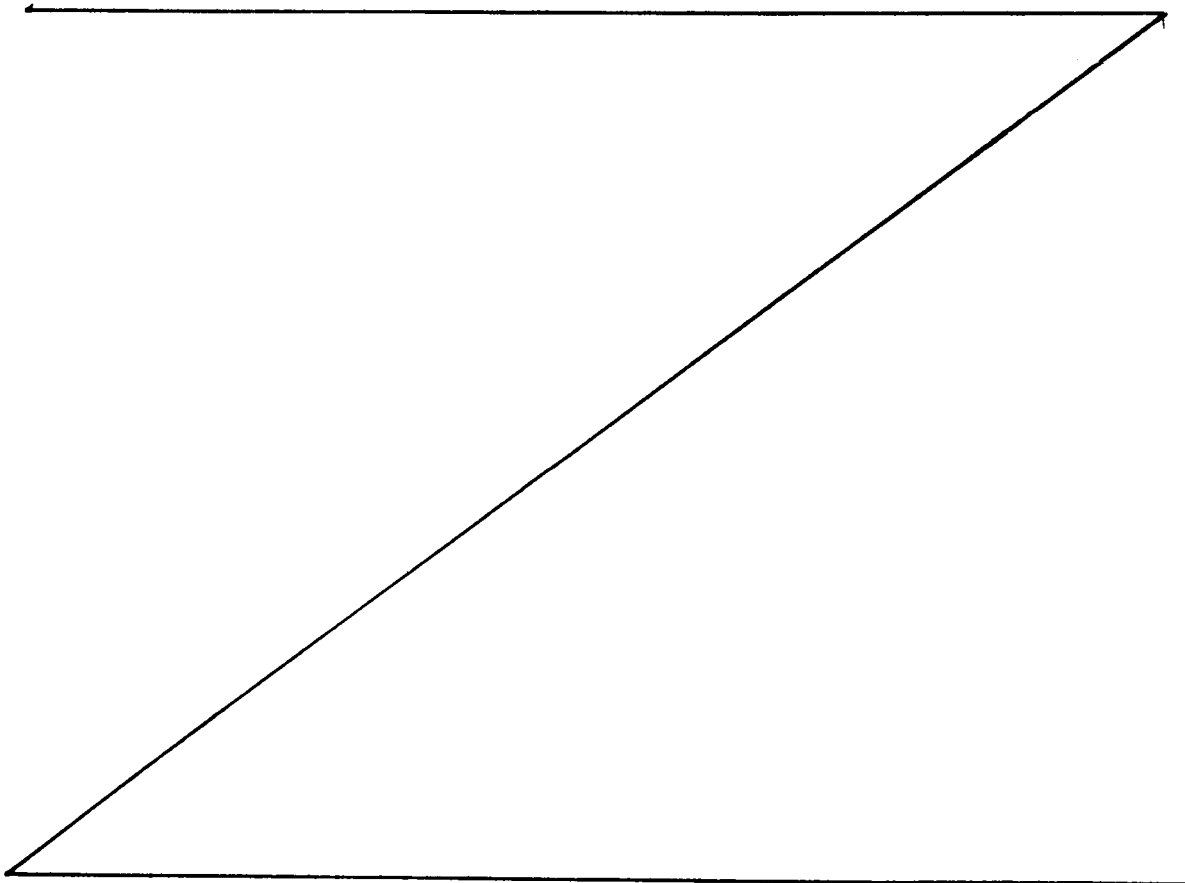
The Mayor advised that until such time as the Provincial Government passes the relevant legislation, Council is unable to give this assurance.

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
THAT the City seek from the Provincial Government an undertaking that the legislation will be amended retroactively to make Co-operatives eligible for the homeowners grant and upon receipt of this undertaking Council instruct its officials to accept applications from Co-operatives for the homeowner's grant.

- CARRIED UNANIMOUSLY





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\* \* \*

The Council recessed at approximately 6:00 p.m. to reconvene in the Council Chamber at approximately 7:30 p.m. with the same members present.

\* \* \*

# DELEGATIONS (Cont'd)

## 5. Community Services Grant Appeals

Council on March 6, and April 3, 1979, approved a number of grants to community services organizations. These grants are subject to appeal from the organizations and accordingly Council heard representations from the following organizations appealing Council's decision on their grants:

### Gastown Alano Club

Mr. L. Despirt addressed Council on behalf of the Gastown Alano Club and requested that Council reconsider its decision to not approve a grant to this organization. He reviewed the activities of the club and stated that the grant of \$35,858 requested was to cover salary and fringe benefits for the co-ordinator and three staff members, as well as to cover some operating costs for the year 1979.

MOVED by Ald. Rankin,

THAT Council approve a grant of \$10,000 to the Gastown Alano Club, the source of funds to be Contingency Reserve.

- LOST  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, ~~Gerrard~~, Little, Puil *RA*  
~~and Puil opposed~~ and the Mayor opposed)

### Red Door Rental Aid

Council had previously approved a grant to the Red Door Rental Aid of \$26,000, subject to the conditions set down by the Director of Social Planning.

Ms. Atiba Gordon addressed Council and requested that Council approve an additional grant to the Red Door of \$17,000. This would bring the total amount of the grant to \$43,508, the amount recommended by Social Planning. Ms. Gordon circulated a brief which contained the following:

- 1) Revised Projected Expenditures and Budget Request, 1979-80.
- 2) Staffing Requirements and Auxiliary Volunteers.
- 3) Clientele - Target Population and Housing Needs.
- 4) Relocation Functions and Performances.

In addition, she reviewed the activities of the Red Door Rental Aid for Council's information.

The following addressed Council in support of the request of the Red Door Rental Aid for additional funds:

Gil Evans, Greater Vancouver Information and Referral Service;

Nathan Edelson, Little Mountain Neighbourhood House Society;

Cont'd . . .

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DELEGATIONS (Cont'd)

Red Door Rental Aid (Cont'd)

Ms. Mercy Robinson, Native Counselling and Referral  
Drop-In Centre;

Mr. D. Goodman;

Mr. Pallard, Pallard Construction.

MOVED by Ald. Rankin,

THAT Council approve an additional grant of \$17,508 to the Red Door Rental Aid Society, the source of funds being Contingency Reserve.

- LOST  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce and Puil opposed.)

MOVED by Ald. Harcourt,

THAT Council approve an additional grant of \$10,000 to the Red Door Rental Aid Society, the source of funds being Contingency Reserve.

- LOST  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce and Puil opposed.)

No further action was taken.

6. Cultural Grant -  
Appeals

Council on March 6, 1979, approved a number of cultural grants to various organizations. These cases are subject to appeal and accordingly, representatives of the following organizations addressed Council to appeal Council's decision on their grants:

Mr. Bill Millerd, Arts Club Theatre, addressed Council and circulated an information brochure on the activities of the club. Mr. Millerd stated that although Council had approved a grant of \$11,500 to the Arts Club, the Theatre was requesting an additional grant of \$3,500 to bring the total grant up to the amount requested by the organization.

After hearing the representative, Council took no action on the request for additional funds.

Ms. M. Collins, Ballet Canada, appealed Council's decision to not grant this organization any monies for 1979. She stated the organization had revised their original grant request and were now requesting a grant of \$1,500 from Council rather than the \$5,000 originally requested. This grant, if approved, would be used towards the rental of the Queen Elizabeth and Playhouse Theatres as noted by the organization.

Cont'd . . .

Regular Council, May 15, 1979 . . . . . 19

DELEGATIONS (Cont'd)

Cultural Grant -  
Appeals (Cont'd)

MOVED by Ald. Boyce,

THAT Council approve a grant to Ballet Canada equivalent to the rental of the Queen Elizabeth Playhouse for two performances.

- LOST  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Little and Puil opposed.)

Ms. Fran Bronfman, Mountain Dance Theatre, addressed Council and referred to a brief previously circulated in which the organization requested that Council approve an additional grant of \$1,000 to the organization. This would bring the total grant to the organization for 1979 to \$2,100, the amount recommended by Social Planning. Ms. Bronfman circulated, for Council's information, a copy of Mountain Dance Theatre's statement of revenue and expenses for fifteen months, ended August 31, 1978.

MOVED by Ald. Marzari,

THAT Council approve an additional grant to the Mountain Dance Theatre of \$1,000, the source of funds being the Cultural Grants Budget.

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Puil opposed.)

Mr. E. Dobie, New Play Centre, addressed Council and referred to a brief previously circulated. The organization acknowledged Council's grant of \$3,000, which was previously approved. However, Mr. Dobie, on behalf of the New Play Centre, requested that Council approve an additional \$1,120. This additional money is required to assist with the operating costs of this resource.

Mr. E. Fladell, Social Planner, spoke in support of the request of the New Play Centre for an additional grant.

MOVED by Ald. Boyce,

THAT an additional grant to the New Play Centre of \$1,120 be approved by Council, the source of funds being the Cultural Grants Budget.

- LOST  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Little and Puil opposed.)

Moved by Ald. Boyce,

THAT an additional grant to the New Play Centre of \$500 be approved by Council, the source of funds being the Cultural Grants Budget.

- LOST  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Little and Puil opposed.)

Cont'd . . .

DELEGATIONS (Cont'd)

Cultural Grant -  
Appeals (Cont'd)

Mrs. Nancy Atwood, Treasurer, Vancouver City Choristers, addressed Council and reviewed the budget contained in the brief previously circulated to Council. Mrs. Atwood reviewed the activities of the choir and, on behalf of the choir, thanked the City for the grant of \$1,500, which was previously approved. Mrs. Atwood stated the choir was requesting the additional grant of \$500 to assist them with their operating expenses for 1979.

MOVED by Ald. Bellamy,

THAT an additional grant to the Vancouver City Choristers of \$1,500 be approved by Council, the source of funds being the Cultural Grants Budget.

- LOST  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Boyce, Harcourt, Little, Puil  
and the Mayor opposed.)

MOVED by Ald. Rankin,

THAT an additional grant to the Vancouver City Choristers of \$500 be approved by Council, the source of funds being the Cultural Grants Budget.

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Puil opposed.)

\* \* \*

The City Clerk advised that there was no delegation present to speak to the grant appeal of the National Youth Orchestra of Canada. However, the Orchestra had requested that Council consider their brief on this matter which had been previously circulated and further reconsider its decision to not grant any monies to this Orchestra for 1979.

MOVED by Ald. Little,

THAT Council approve a grant to the National Youth Orchestra of \$1,600, the source of funds being the Cultural Grants Budget.

- LOST  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Harcourt and Puil opposed.)

MOVED by Ald. Boyce,

THAT Council approve a grant to the National Youth Orchestra of \$1,000, the source of funds being the Cultural Grants Budget.

- LOST  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Harcourt and Puil opposed.)

DELEGATIONS (Cont'd)7. Croatian Community Centre Site:  
Commercial and Findlay City Lands

Council on May 1, 1979, approved the request of Mr. M. Uzelac, legal adviser to the United Croats of Canada, King Tomislav Branch, to address Council on the sale of City-owned lands for a Croatian Community Centre site.

Council had for consideration a City Manager's Report dated May 9, 1979, in which the City Manager recommended approval of the following recommendation of the Director of Planning:

"That the sale of the City land to the United Croats of Canada be approved subject to the Group obtaining rezoning and a Development Permit, consolidation and other matters as noted by the City Engineer in this report."

The City Manager also recommended that the Supervisor of Properties also discuss the appropriate sale price and terms with the Society and report back to Council.

Mr. Uzelac addressed Council and read from a brief previously circulated, in which he commented on the density, parking, staged transfer of the lands and the retail component proposed. The United Croats of Canada are requesting that these City-owned lands be made available to them at a per acre price of \$100,000.

Council noted that the proposed development would include a cultural centre, day care centre, housing for seniors and a restaurant and retail shops. In the opinion of civic officials the cultural and day care centre components of the development could qualify for a write-down on the market price. It was also noted that in accordance with Council's instructions of March 13, 1979, the Croatian Society had obtained an independent appraisal and following subsequent discussions between representatives of the Society and the Properties Division, it was agreed that the market value of the site is \$540,000.

MOVED by Ald. Rankin,

THAT the City make available the City-owned site at Commercial Drive and Findlay Street to the United Croats of Canada on the following basis:

That portion of the site to be utilized for a community and day care centre (approximately 1 acre) be at a cost of \$100,000; the remainder of the site (approximately 3/4 acre) be made available for \$150,000, with terms to be negotiated by the Supervisor of Properties.

- (deferred)

MOVED by Ald. Marzari,

THAT the above motion be deferred to the next meeting of Council at which time the City Manager report on all lands sold or leased by the City to various organizations on the basis of a write-down and market value;

FURTHER THAT the Mayor, City Manager and the Supervisor of Properties take into account the formula used by the City with respect to the sale price of City-owned lands for housing and further negotiate with the United Croats of Canada the sale price of the City-owned lands at Commercial and Findlay.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Property Matters  
(May 11, 1979)

Request to Assign Two Leases -  
R.E. Porter Ltd.  
(Clause 1)

MOVED by Ald. Puil,  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report  
(May 4, 1979)

Community Services Centre  
Development Program -  
Champlain Heights

MOVED by Ald. Boyce,  
THAT the recommendation of the City Manager, as contained in  
this report dated May 4, 1979, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report  
(May 4, 1979)

Summary Report: Rezoning Application -  
Proposed Text Amendment to Arbutus Club  
CD-1 By-law No. 4085

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager, as contained in  
this report dated May 4, 1979, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report  
(May 7, 1979)

Orpheum Lobby Expansion

When considering this report Council noted a letter dated  
April 12, 1979 from the Honourable Hugh A. Curtis, Provincial  
Secretary, advising that the Provincial Government has approved an  
unconditional grant in the amount of \$400,000 towards the extension  
of The Orpheum theatre. In addition Mr. Curtis stated the Province  
will match any funds raised from the public for this purpose on a  
dollar for dollar basis, up to a maximum of \$600,000.

MOVED by Ald. Harcourt,  
THAT the recommendations of the City Manager, as contained in  
this report, be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

CITY MANAGER'S REPORTS (Cont'd)

E. Manager's Report  
(May 7, 1979)

Local Improvements by "Petitions"

MOVED by Ald. Bellamy,

THAT the recommendations of the City Manager, as contained in this report, be approved.

FURTHER THAT projects listed in Group 'B' of the schedule attached to the report and the amount of \$238,000 required from 1979 Supplementary Capital Budget to cover the City's share of petition for street and lane works listed in Group 'B' be referred to the Standing Committee on Finance and Administration for consideration.

- LOST

(Aldermen Boyce, Ford, Harcourt, Little, Puil, Rankin  
and the Mayor opposed)

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in this report, be approved.

FURTHER THAT Council approve the projects listed in Group 'B' of the schedules attached to the report and approve the allocation of \$238,000 in 1979 Supplementary Capital Budget to cover the City's share of petition for street and lane works listed in Group 'B'.

- CARRIED

(Aldermen Ford and Marzari opposed)

MOVED by Ald. Ford,

THAT the City Engineer be instructed to place a moratorium on lane paving projects by withholding petition forms.

- LOST

(Aldermen Bellamy, Boyce, Harcourt, Little, Puil, Rankin  
and the Mayor opposed)

F. Manager's Report  
(May 14, 1979)

Gastown Street Closure

MOVED by Ald. Bellamy,

THAT Council approve the request of the Gastown Historic Area Co-ordinating Committee Society to hold a Gastown Fiesta on May 20-21, 1979, from 10:00 a.m. to 10:00 p.m. each day, such approval to be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
2. Any food concessions be approved by the Health Department.

Cont'd. . .

CITY MANAGER'S REPORTS (Cont'd)Gastown Street Closure (cont'd)

3. The costs of any street cleaning required over and above normal street cleaning be borne by the applicant.
4. The costs of temporary traffic controls and the necessary police officers be borne by the applicant.
5. All necessary permits be obtained prior to the event.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,

THAT Council advise the Provincial Liquor Control and Licensing Branch that it does not agree to the sale of the alcoholic beverages on the street during the Gastown Fiesta except where such sales are permitted under present licensing regulations.

- CARRIED

(Aldermen Boyce and Puil opposed)

STANDING COMMITTEE REPORTS

I. Report of Standing Committee  
on Community Services  
(April 26, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Progress on Care Facility -  
Champlain Heights
- Cl. 2: Development Permits for Holding  
Bars - Progress Report
- Cl. 3: Grant Request - Dial-a-Dietitian  
Service

Clauses 1 and 2

MOVED by Ald. Rankin,

THAT the recommendations of the Committee as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Grant Request - Dial-a-Dietitian  
Service  
(Clause 3)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY



STANDING COMMITTEE REPORTS (Cont'd)

II. Report of Standing Committee  
on Planning and Development  
(April 26, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Monthly Status Report on  
Rezoning Applications
- Cl. 2: Shaughnessy Hospital:  
Rezoning Policy Area
- Cl. 3: Liaison Aldermen

Clauses 1 and 3

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Shaughnessy Hospital:  
Rezoning Policy Area  
(Clause 2)

During consideration of this clause Council noted a letter dated May 14, 1979, from Mr. J.R. Smith on behalf of the residents in the South Cambie area. Mr. Smith requested that Council reaffirm the following recommendations of the Standing Committee on Planning and Development approved by Council on February 20, 1979:

- A. THAT existing single-family residential development be maintained.
- B. THAT the Director of Planning be instructed not to consider any rezoning applications from RS-1.
- C. THAT the Director of Planning be instructed to develop a policy noting that future development of the Shaughnessy Hospital site should conform totally to the existing CD-1 by-law.
- D. THAT the Director of Planning report back on appropriate boundaries relating to Recommendation B.

Alderman Harcourt, speaking to Mr. Smith's letter and the Committee's report, indicated that recommendation A of the Committee complies with the Committee's recommendation D which was approved by Council on February 20, 1979.

MOVED by Ald. Harcourt,

THAT Council approve the recommendations of the Committee, as contained in this clause;

FURTHER THAT Council reiterate recommendations A, B and C of the Standing Committee on Planning and Development approved by Council on February 20, 1979.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee  
on Transportation  
(April 26, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: King Edward Avenue and Blenheim Street
- Cl. 2: Bus Stop Spacing on MacDonald Street -  
4th Avenue to Broadway
- Cl. 3: Bus Stops Near Hudson Street  
at Marine Drive

Clauses 1-3 inclusive

MOVED by Ald. Bellamy,  
THAT the recommendations of the Committee, as contained in  
clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee  
on Finance and Administration  
(April 26, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: B.C. Table Tennis Association -  
Grant Request
- Cl. 2: Brockton Point Cricket Club -  
Grant Request
- Cl. 3: SKAL Club of Vancouver
- Cl. 4: Sprinkler Plan Checking
- Cl. 5: Provincial Government's Recreational  
Facilities Assistance Program (REFAP) -  
Capital Grant Applications 1979

Clauses 1-5 inclusive

MOVED by Ald. Puil,  
THAT the recommendations of the Committee as contained in  
clauses 1, 2, 3 and 4 be approved and clause 5 be received for  
information.

- CARRIED UNANIMOUSLY

V. Joint Report of Standing Committees  
on Transportation and Planning  
and Development  
(May 3, 1979)

Review of Parking Requirements  
for the Downtown District  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT the recommendations of the Joint Committee, as contained  
in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

VI. Report of Standing Committee  
on Community Services  
(May 3, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Status Report on the Fire By-law  
Upgrading Program - Hotel Vancouver
- Cl. 2: Carleton Hotel, 314 Cambie Street
- Cl. 3: Vancouver Indian Centre
- Cl. 4: Coalition for Improved Daycare Services
- Cl. 5: West Health Unit - Space Requirements
- Cl. 6: Family and Juvenile Court

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Clauses 1,2,4 and 6

MOVED by Ald. Rankin,

THAT the recommendations of the Committee, as contained in clauses 1,2,4 and 6 of this report, be approved.

24

- CARRIED UNANIMOUSLY

Vancouver Indian Centre  
(Clause 3)

When considering this clause Council heard from the Director of the Indian Centre who reported that two weeks ago representatives of the Centre had met with the local Member of Parliament and 23 businessmen in the area immediately adjacent to the proposed Indian Centre site. None of the businessmen present at the meeting had any opposition to the proposed centre. In fact, they were supportive of the proposal.

MOVED by Ald. Rankin,

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

West Health Unit -  
Space Requirements  
(Clause 5)

During consideration of this clause Council noted a report from the City Manager dated May 10, 1979, in which he reported that the Supervisor of Properties has allocated two suitable premises, both about two blocks south of the Kerrisdale Health Unit.

MOVED by Ald. Rankin,

THAT the recommendations of the Committee, as contained in this clause, be approved after deleting the words "providing additional space for" from recommendation C.

- CARRIED UNANIMOUSLY

Cont'd. . .

STANDING COMMITTEE REPORTS (Cont'd)Community Services (Cont'd)West Health Unit - Space Requirements  
(Clause 5) (cont'd)

MOVED by Ald. Rankin,

- (A) THAT Council authorize the Supervisor of Properties to enter into a lease for the space available at 6007 West Boulevard;
- (B) THAT 1979 costs be charged to Contingency Reserve;
- (C) THAT Council authorize expenditures of up to \$60,000 for partitions and other work required. These costs to be charged to 1979 Supplementary Capital Budget.
- (D) THAT both Budgets be reimbursed the above costs when Provincial Government contributions are received.

- CARRIED

(Alderman Puil opposed)

VII. Report of Standing Committee  
on Planning and Development  
(May 3, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Sites C and D - Strathcona
- Cl. 2: Relocation of Kanish Floating Homes
- Cl. 3: Granville Island Developments - Status Report
- Cl. 4: Proposed Strata Title Development of:
  - (a) Northeast corner of Burrard Street and Pacific Street;
  - (b) 460 East 15th Avenue
- Cl. 5: Strata Title Conversion Regulations and Long-term Leases

Clauses 1, 3, 4 and 5

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee as contained in clauses 1, 3 and 4 of this report be approved and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Relocation of Kanish  
Floating Homes  
(Clause 2)

MOVED by Ald. Harcourt,

THAT recommendation 'A' of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT recommendation 'B' of the Committee be approved.

- CARRIED

(Aldermen Boyce, Little, Rankin and the Mayor opposed)

STANDING COMMITTEE REPORTS (Cont'd)

078

VIII. Report of Standing Committee  
on Transportation  
(May 3, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Parking Rates for City-owned  
Parking Facilities
- Cl. 2: Pacific Centre Garage
- Cl. 3: Annual Traffic Signal Program

Clauses 1-3 inclusive

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee, as contained in  
clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IX. Report of Standing Committee  
on Finance and Administration  
(May 3, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Canadian Society for Eighteenth  
Century Studies
- Cl. 2: By-law Amendments (Various By-laws)
- Cl. 3: City of Vancouver Financial  
Statements for 1978
- Cl. 4: Festivals and Community Events 1979
- Cl. 5: Community Services Contribution Program

Canadian Society for Eighteenth  
Century Studies  
(Clause 1)

MOVED by Ald. Puil,  
THAT the recommendations of the Committee, as contained in  
this clause, be amended and then approved as follows:

- A. THAT no grant be approved for the Canadian Society  
for Eighteenth Century Studies.
- B. THAT the entire matter of funding cultural and other  
events in support of visitor activity be referred  
to the Council Committee on the Arts for study and  
advice.

Underlining denotes amendment

- CARRIED UNANIMOUSLY

Clauses 2 - 5 inclusive

MOVED by Ald. Puil,  
THAT clause 3 be received for information and the recommendations  
of the Committee as contained in clauses 2, 4 and 5 of this report  
be approved.

- CARRIED UNANIMOUSLY

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,  
SECONDED by Ald. Harcourt,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4444  
BEING A BY-LAW TO PROVIDE FOR THE  
ANNUAL INDEMNITY OF THE MAYOR AND  
THE ALLOWANCE PAYABLE TO THE DEPUTY  
MAYOR WHILE HOLDING OFFICE

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Harcourt opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Harcourt opposed)

2. BY-LAW TO AMEND BY-LAW NO. 4445  
BEING A BY-LAW TO FIX THE AMOUNT TO  
BE PAID ANNUALLY TO THE ALDERMEN OF  
THE CITY

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4387  
BEING THE HEALTH BY-LAW

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Construction of Street Lighting  
on both sides of South East  
Marine Drive from Duff Street to  
Elliott Street

MOVED by Ald. Little,  
SECONDED by Ald. Marzari,

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned (CD-1) Comprehensive Development under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development is approved or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Industrial Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Block</u>	<u>District Lot</u>	
2	-	38	258 & 329	\$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1979, as if it were used for residential purposes, that is to say:-

Cont'd....

Regular Council, May 15, 1979 . . . . . 32

MOTIONS (Cont'd)

Construction of Street Lighting  
on both sides of South East  
Marine Drive from Duff Street to  
Elliott Street (Cont'd)

<u>Description of Real Property</u>				<u>Annual Special Assessments for Residential Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Block</u>	<u>District Lot</u>	
2	-	38	258 & 329	\$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1979 only. The difference in the special annual assessment that would have been imposed on the said real property if it were used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

B. Construction of Pavement and  
Sidewalks and Creation and  
Furnishing of Mini-Parks in  
the West End between Denman  
Street and Stanley Park

MOVED by Ald. Little,  
SECONDED by Ald. Marzari,

WHEREAS the construction of pavement and sidewalks and the creation and furnishing of mini-parks in certain areas of the West End of the City of Vancouver between Denman Street and Stanley Park was recommended by the Board of Administration on May 3, 1974, and approved by Council on May 7, 1974, as a Local Improvement Project (hereinafter called "the said project") to be paid in part by special assessment upon the real property to be benefitted thereby;

AND WHEREAS the said project was advanced as a Local Improvement on the initiative principle to a Court of Revision on July 11, 1974;

AND WHEREAS on July 11, 1974, Council deemed that the said project would especially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of Local Improvement Procedure By-law No. 3614;

Cont'd....



Regular Council, May 15, 1979 . . . . . 33

MOTIONS (Cont'd)

Construction of Pavement and  
Sidewalks and Creation and  
Furnishing of Mini-Parks in  
the West End between Denman  
Street and Stanley Park (Cont'd)

AND WHEREAS on July 11, 1974, City Council approved partial relief from special assessment for two properties -

(a) Lot 2, West  $\frac{1}{2}$ , Block 69, District Lot 185, and

(b) Lot 33, North  $\frac{1}{2}$ , Block 70, District Lot 185,

because these properties are classified as "locked in".

AND WHEREAS on April 22, 1975, city Council approved partial relief from special assessment for one property -

(c) Lot 18, North  $\frac{1}{2}$  of West  $\frac{1}{2}$  and Lot 19, North  $\frac{1}{2}$   
of East 12 feet, Block 71, District Lot 185,

because the property is less than 5,400 square feet in area and is used solely for residential purposes by not more than two families;

AND WHEREAS the special annual assessments for the said project imposed on the said lots for a period of fifteen (15) years if assessed as W.E.D. (West End District) properties would be:

(a) \$174.21, (b) \$345.79 and (c) \$237.56 respectively;

AND WHEREAS the special annual assessment for the said project to be imposed on the said properties for a period of fifteen (15) years, if assessed in the manner approved by City Council as hereinbefore recited, would be:

(a) \$99.25, (b) \$197.00 and (c) \$135.35.

BE IT THEREFORE RESOLVED that for the foregoing reasons, the Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots would be unjustly affected by the imposition of a special annual assessment for the said project based on the formula used in the assessment of W.E.D. (West End District) properties and that the special annual assessments for the said project to be imposed on the said lots for the year 1979 shall therefore be:

Cont'd.....

Regular Council, May 15, 1979 . . . . . 34

MOTIONS (Cont'd)

Construction of Pavement and  
Sidewalks and Creation and  
Furnishing of Mini-Parks in  
the West End between Denman  
Street and Stanley Park (Cont'd)

Lot 2, West $\frac{1}{2}$ , Block 69, District Lot 185	\$ 99.25
Lot 33, North $\frac{1}{2}$ , Block 70, District Lot 185	197.00
Lot 18, North $\frac{1}{2}$ of West $\frac{1}{2}$ and Lot 19, North $\frac{1}{2}$ of East 12 feet, Block 71, District Lot 185	135.35

The Collector of Taxes is hereby directed to enter in the tax roll against the said lots the amount of the reduced assessment for the year 1979 only. The difference in the special annual assessment that would have been imposed on the said lots if they had been assessed in the manner employed for the assessment of W.E.D. (west End District) properties and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

C. Allocation of Land for Lane  
Purposes  
(North 10 feet of each:  
Lots 15, 16 and 17;  
East 37.5 feet of Lot 18;  
All of: Block 317,  
District Lot 526,  
Plan 590)

MOVED by Ald. Marzari,  
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

North 10 feet of each of:  
Lots 15, 16 and 17;  
East 37.5 feet of Lot 18;  
ALL OF:  
Block 317,  
District 526, Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Regular Council, May 15, 1979 . . . . . 35

MOTIONS (Cont'd)

- D. Allocation of Land for Lane  
Purposes  
(South 2 feet of Lot 19  
Block 5, District Lot 636,  
Plan 1902)

MOVED by Ald. Marzari,  
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City  
of Vancouver for lane purposes

South 2 feet of  
Lot 19, Block 5  
District Lot 636  
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest  
to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so  
conveyed be, and the same are hereby accepted and allocated for lane  
purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

1. City Properties in Blocks 129 and 130  
Jericho/Locarno Area

MOVED by Ald. Little,  
SECONDED by Ald. Rankin,

THAT WHEREAS the City Council in 1978 decided to dispose  
by lease arrangement City properties in Blocks 129 and 130 in  
the Jericho/Locarno Area with the exception of the Easterly 4  
lots in Block 130;

AND WHEREAS it is obvious, therefore, that Block 130 is a  
natural for inclusion as part of this Locarno Beach Park Area;

AND WHEREAS two properties have now been leased as a result  
of Council decision thereby tying up these properties for 60  
years;

AND WHEREAS to continue this policy would make it very  
difficult to acquire the leased interests in the meantime due  
to disruption costs;

THEREFORE BE IT RESOLVED THAT City-owned lots in Block 130,  
legally described as Lot 17, Block 130, D.L. 540, Plan 229 and  
Lots E, F, G, Block 130, D.L. 540, Plan 17355, be withdrawn  
from the market effective immediately and that the leasing of  
these and the balance of the lots in this block be not proceeded  
with;

FURTHER THAT as and when any privately-owned properties in  
Block 130 become available, the Supervisor of Properties so  
inform the Council forthwith for the Council's consideration of  
acquisition;

AND FURTHER THAT City-owned lots in Block 129 known as  
Lot 15, Block 129, D.L. 540, Plan 229 and Lots D and E, Block 129,  
D.L. 540, Plan 17355 also be withdrawn from the market.

(Deferred)

(For Council action see page 2)

MOTIONS (Cont'd)

1. PNE - Parking and Traffic Control

MOVED by Ald. Little,  
SECONDED by Ald. Bellamy,

THAT WHEREAS the events which presently occur on the PNE grounds create considerable traffic and parking within the adjoining residential neighbourhoods;

AND WHEREAS the present methods of controlling traffic and parking by means such as resident parking only zones may not be sufficiently satisfactory to the residents;

NOW THEREFORE be it resolved that the City Engineer be requested to modify his 1979 work program in order to initiate a study on alternative methods for controlling parking and traffic within the residential areas adjoining the PNE from existing PNE events, for report back to City Council; it being understood the City Engineer will involve the various related authorities in this study.

- (Notice)

Notice was called on the above motion of Alderman Little

ENQUIRIES AND OTHER MATTERS

Attendance at F.C.M. Annual Meeting

MOVED by Ald. Harcourt,  
SECONDED by Ald. Boyce,

THAT the Mayor and six members of Council be authorized to attend the F.C.M. as official representatives of the City of Vancouver.

- CARRIED

(Aldermen Bellamy, Little and the Mayor opposed)

Lighting in the Council Chamber

Ald. Little referred to the new lighting fixtures in use on a trial basis in the Council Chamber this day and commented favourably on them.

The City Manager indicated that one of the estimates received for the purchase and installation of this lighting was approximately \$20,000, however, City staff would continue to locate similar equipment at a lesser cost.

MOVED by Ald. Little,  
SECONDED by Ald. Boyce,

THAT the City Manager report back to Council on the whole matter of lighting the Council Chamber for television.

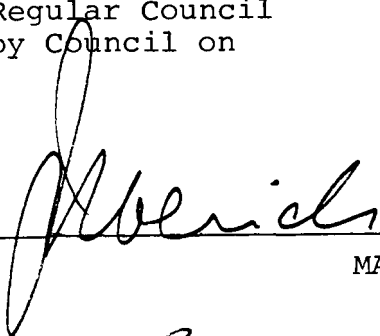
- CARRIED UNANIMOUSLY

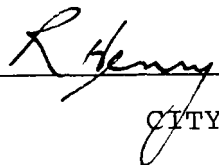
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The Council adjourned at approximately 11:25 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting of May 15, 1979, adopted by Council on May 29, 1979.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

TO: VANCOUVER CITY COUNCIL

DATE May 14, 1979

SUBJECT: Rory's Towing Ltd. and Westburn Services Ltd.

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"Mr. Washtock, owner of Rory's Towing Ltd. and Westburn Services Ltd. is to appear before Council on May 15, 1979 to show cause why the business license for a towing company, in the name of Rory's Towing Ltd., and the Vehicle for Hire Licenses, for operating tow trucks, in the names of Rory's Towing Ltd. (one truck) and Westburn Services Ltd. (two trucks) should not be revoked.

On Friday, May 11, 1979, Mr. Washtock voluntarily surrendered the business license issued in the name of Rory's Towing Ltd. The Vehicle for Hire license for one tow truck, issued in the name of Rory's Towing, was handed in on Monday, May 14, 1979. Mr. Washtock advises that this truck has been sold.

For the past two months, Mr. Washtock has been operating the other two tow trucks (licensed under Westburn Services Ltd.) on a broker basis for Tritow Systems Ltd. During this period of time, there have been no complaints received by this Department. The trucks have the name "Tritow" painted on the doors and resemble the other trucks (approximately 40) which also operate on a brokerage basis for Tritow Systems Ltd.

Mr. Washtock wishes to retain the two Vehicle for Hire licenses in the name of Westburn Services Ltd., on the understanding that he will not be in business for himself but will act as a broker only and will be under the direct supervision and control of Tritow Systems Ltd., almost as if he were an employee. Tritow Systems Ltd. are agreeable to this arrangement and advise that these two trucks will not do any towing unless dispatched by their management."

The City Manager submits the foregoing report of the Director of Permits and Licenses for INFORMATION of Council in connection with the Show Cause hearing this day.

FOR COUNCIL ACTION SEE PAGE(S) 57-59

MANAGER'S REPORTDATE: April 17, 1979

TO: Vancouver City Council

SUBJECT: Southland Corporation (Canada) Ltd.  
7-Eleven Food Stores  
Gasoline Service Station  
4064 Fraser Street

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

'The City Clerk has received a letter from Mr. Fred Morris, Senior Real Estate Representative of Southland Corporation (Canada) Ltd. (see Appendix 1) requesting that the Econo Gasoline Service Station at 4064 Fraser Street (north-east corner of Fraser and King Edward), be permitted to operate as a self-service gasoline station under the 7-Eleven brand.

The last approved use of this station provides six pumps and three service bays.

Southland Corporation has advised that although they presently do not operate any gasoline service stations under their own brand, they operate or will soon be operating the following four gasoline service stations as agents for the oil companies:

- 495 West 41st at Cambie Street  
(conventional service for Econo)
- 3304 Kingsway at Joyce Road  
(conventional service for Econo)
- 2001 Kingsway at Victoria Drive  
(self-service for Imperial Oil)
- 4894 Knight Street at 33rd Avenue  
(self-service for Chevron Canada Ltd.)

Should the gasoline service station at 4064 Fraser Street be approved for self-service, it would result in the only 7-Eleven brand, or 100%, being self-service, or three of the five (60%) gasoline stations being operated by Southlands Corporation (Canada) Ltd. being self-serve, both figures being in excess of City Council's limitation of 15% (Resolution of Council dated April 15, 1975).

It should, however, be noted that the self-serve gasoline stations at 2001 Kingsway at Victoria Drive and 4894 Knight Street at 33rd Avenue are listed in Schedule 'B' of the License By-law as approved self-serve gasoline stations and statistically listed under the oil companies, i.e. Imperial and Standard.

The applicant states that their operations are of a convenience nature being open 24 hours per day, serving the needs of the neighbourhood after the majority of the conventional operations are closed. The use of one clerk to handle the convenience store and gasoline customers would make the operation of 24-hour gasoline sales possible. However, the provision of an attendant exclusively to pump gasoline would not be practical and would result in gasoline sales being limited to approximately 7:00 a.m. to 11:00 p.m.

- 2 -

The Director of Permits and Licenses has prepared the following table showing the status of active service stations on February 1, 1979, as compared to April 1, 1975:

	<u>April 1, 1975</u>	<u>Feb. 1, 1979</u>	<u>Increase/ Decrease</u>
Total No. of Service Stations	318	220	-98
No. of Conventional Stations	244	158	-86
No. of Self-serve	74	62	-12
Percent of Self-serve	23%	28%	+ 5%

It will be noted that although some self-serve stations have closed, the large number of conventional station closures has resulted in a 5% increase in the ratio of self-serve stations.

There are 77 approved locations for self-serve stations listed in the License By-law, 15 of which are not presently being utilized, and the land or building is vacant. If these 15 locations were reactivated for self-serve stations, the percentage of self-serve stations would increase to 35%, which far exceeds the 15% ratio desired by Council.

At present there are no detailed figures of the number nor percentage of operating self-serve stations by individual companies.

If this conversion is allowed, 4064 Fraser Street should be added to the list of permitted self-serve gasoline stations in Schedule 'B' of the License By-law, regarding self-serve gasoline stations.

#### RECOMMENDATION:

That the application by Southland Corporation (Canada) Ltd. to convert the Econo Gasoline Service Station at 4064 Fraser Street to a self-serve station operating under the 7-Eleven brand name be held in abeyance for sixty (60) days pending:

- (a) a survey by the Department of Permits and Licenses of all licensed operating self-serve stations in the City by owner, operator and brand name;
- (b) a survey by the Department of Permits and Licenses of the 15 approved self-serve locations not now being utilized to determine which of these may or may not be reactivated; and
- (c) a consequent listing of options, with recommendations, regarding the allowable proportion of self-serve stations by owner, operator or brand name and for the City at large."

.....3



- 3 -

The City Manager notes that the applicant claims that self-service is essential if he is to provide 24-hour gasoline service, and Council may agree that there is benefit to the City in additional 24-hour service locations.

Consequently, the City Manager submits for Council's CONSIDERATION whether to:

- A) Approve the recommendations of the Director of Planning to defer a decision for 60 days pending suggested surveys,
- or B) Add 4064 Fraser Street to Schedule B permitting self-serve operation.

FOR COUNCIL ACTION SEE PAGE(S) 59-60

Doc 7  
090

MANAGER'S REPORT

DATE May 9, 1979

TO: Vancouver City Council

SUBJECT: Croatian Community Centre Site: Commercial  
and Findlay City Lands

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"I. PURPOSE

This report outlines discussions between the Croatian Society and the City regarding the land value of the above city land and provides a preliminary assessment of the proposed development of a Croatian Cultural Centre on the 1.75 acre site.

II. BACKGROUND

On March 13, 1979 Council considered a report of the City Manager (App. A), which noted that the United Croats of Canada, King Tomislav Branch, were interested in purchasing this city land, initially as a cultural centre to serve the whole community and including facilities for a Day-Care centre. They also propose as a second stage of development, senior citizens' housing and personal care facilities.

In the report, the City Manager recommended:

- A. THAT Council approve in principle the sale of the City lands to the United Croats of Canada for a Cultural Centre and Senior Citizens' Housing.
- B. THAT Council direct staff to work out with the group the planning and engineering and financial details of the project, and the possibility of staging the transfer of the land.
- C. THAT Council affirm that financial negotiations on the price of the land be on the basis of one-third write down from market value if the project meets City guidelines for community facilities.

Council approved recommendations 'A' and 'B' while item 'C' was deferred for consideration in-camera later in the day.

At that time Council heard a delegation from the Croatian group concerning their proposal for a Croatian Cultural Centre in the Cedar Cottage area.

Reference was made to the organization's proposal to purchase the site south of 16th Avenue between Commercial and Findlay Streets, for a write-down cost of \$180,000.

The Supervisor of Properties estimated the market value of this site, as single family lots, at approximately \$557,000. The officials referred to normal Council practice of providing one-third discount of market value if the project meets City guidelines for community facilities.

The delegation proposed that no operating costs or piling costs would be requested of the City and felt that a more realistic value should be determined.

On this basis Council resolved:

THAT the organization obtain an independent appraisal of the property south of 16th Avenue between Commercial and Findlay Streets and discuss with City staff what portion of the site would comprise housing units;

FURTHER THAT staff reassess the sale price of the land and report further to Council.

### III. ANALYSIS OF PROPOSAL

The Director of Planning believes that the Society's proposal is a commendable objective and one that would meet the expectations of the Cedar Cottage community. The City land at Commercial and Findlay is a strategic location because it is a gateway to the area and the proposed development would provide a focal point for the Cedar Cottage community.

Regarding the suggested form of development, it is noted that the proposal is very preliminary, intended primarily to aid in the Society's presentation to Council. For this reason it is difficult to undertake an extensive analysis and to prejudge a proposal that has yet to be the subject of a rezoning application.

However, the basic components and corresponding sizes based on plans submitted to date are as follows:

<u>Component</u>	<u>Square Feet</u>	<u>Percentage of Total Site</u>
1. Cultural Centre	22,600	30%
2. Seniors Housing	16,000	21%
3. Day-Care Centre	2,184	3%
4. Restaurant	2,900	4%
5. Retail Shops	<u>4,100</u>	<u>5%</u>
TOTAL	47,900 =====	63% ===

Based on a site area of approximately 1.75 acres or 76,230 sq.ft. a total building area of 47,900 sq.ft. results in a Floor Space ratio of .62. The Director of Planning believes that a density of .60 which is the same as the surrounding single family area is the maximum that should be considered. The form of development, the parking requirements and vehicular access needs could be factors that suggest an even lower density.

The Director of Planning is satisfied that the various components are appropriate for the development except for the proposed retail space. The Cedar Cottage area presently has superfluous commercial zoning and vacant retail space and on this basis, additional retail space is not warranted. Regarding the proposed restaurant, a small ethnic facility may be appropriate as an ancillary use. However, this component will require further consideration during the rezoning process.

The question of how the proposed facilities are to be used is of concern. Recent parking problems related to the use of the Italian Cultural Centre by large gatherings point to the need to determine whether the Croatian Society is proposing to rent their facility for similar large attendance events. If this is the case, the parking and access aspects of the proposal will require careful scrutiny to avoid the emergence of problems similar to those presently experienced by the Italian Centre.

The March 13, 1979 Council resolution requested that the possibility of staging the transfer of land be investigated. The Director of Planning is opposed to a staged transfer because it would require a subdivision of an odd-shaped parcel. The site was assembled over a number of years for housing and should be reserved for comprehensive development. It is noted that the required rezoning will encompass the entire site and specify all allowable uses, i.e. Cultural Centre, Housing, Day-Care, etc.

The actual development itself could be staged with Development Permits issued for the various components in accordance with the by-law.

#### IV. PROPERTY VALUATION

The Supervisor of Properties advises that in accordance with Council's instructions of March 13, 1979, the Society obtained an independent appraisal and following subsequent discussions between representatives of the Society and Properties Division it was agreed that the market value of the site is \$540,000.00.

#### V. ENGINEERING COMMENTS

'The City Engineer reports as follows:

This block has an incomplete north/south lane which dead-ends in the middle of the subject site. There must be a lane outlet provided. If the site is to be consolidated into one parcel the most appropriate location for this outlet would be along the south property line of Lot 4, Block G, as shown on the attached sketch. To ease the 90° lane corner a 10 foot x 10 foot corner cut-off should be required from Lot 4, (see alternative A),\* however, if the owner is not willing to give up this cut-off a widened lane intersection, (see alternative 'B'), would be required. As Findlay Street is approximately 5 feet above the grade of the property on the west side of the street (the subject site) retaining walls or sloping banks will be required to build up the grade of the lane to meet Findlay Street. Extra lane width will be required to build up this lane. The amount of extra width will depend on the method used to build up the grade.

If Council approves this report and the lane alignment has been finalized it will be necessary for the City Engineer to report to Council closing the residual portion of lane to the south of the new lane connection to Findlay Street. One of the conditions for such closure would be the consolidation of the site and the dedication of the lane to Findlay Street.

Prior to the site being conveyed a bulkhead agreement will be required as the site is below street grade and the grade of this proposed lane outlet. Arrangements must also be made for the relocation of utilities or rights-of-way to contain them.

The individual lots and closed lane to be consolidated to form the site.'

#### VI. CONCLUSIONS

The development of a cultural centre by the Croatian Society on the Commercial and Findlay city land has the potential of being an asset to the City and a benefit to the residents of the Cedar Cottage area.

The Society should be encouraged to make application for rezoning so that normal procedure can be undertaken to assess their proposal.

#### VII. RECOMMENDATIONS

The Director of Planning recommends:

THAT the sale of the City land to the United Croats of Canada be approved subject to the Group obtaining rezoning and a Development Permit, consolidation and other matters as noted by the City Engineer."

The City Manager notes that if the retail stores were eliminated as suggested by the Director of Planning, then the built site area would be divided almost equally between:

- components that may qualify for 1/3 write-down (Cultural and Day-care Centre), and
- components that should pay market value (Restaurant and housing)

\*See Appendix B

- 4 -

Since the market value of the site has been agreed to be \$540,000, a 1/3 write-down of half the site would reduce this to \$450,000.

If the Society will not proceed with the Seniors' housing for some years and is unable to finance the whole site cost at this time, then Council might consider phasing the purchase payments accordingly. Discussions are needed on this point with the Society.

The City Manager RECOMMENDS:

- A) approval of the recommendation of the Director of Planning.
- B) that the Supervisor of Properties discuss an appropriate sale price and terms with the Society, with report back to Council.

FOR COUNCIL ACTION SEE PAGE(S) 70

MANAGER'S REPORTDATE May 8, 1979

TO: Vancouver City Council

SUBJECT: Detoxification Centre - Letter from Mt. Pleasant Neighbourhood Association

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"A. PURPOSE

On March 12, 1979 a Development Permit was issued (subject to conditions) for a Provincial Detoxification Centre on a site leased from the City on the north side of Great Northern Way west of Prince Edward Street.

Following a Public Information Meeting held April 11, 1979, the Mt. Pleasant Neighbourhood Association has written to Council requesting a one-month delay in issuing the Building Permit so that an alternative site with superior buffering from the neighbourhood can be investigated.

A letter has also been received from the Mt. Pleasant N.I.P. Committee supporting a review of the site and requesting a planning program for the North Mt. Pleasant area. Copies of the letters and supporting material are attached as Appendix I.

The purpose of this report is to comment on the letters received from the Mt. Pleasant Neighbourhood Association and the Mt. Pleasant N.I.P. Committee.

B. BACKGROUND

The City has been working with the Provincial Ministry of Health for over five years to build an alcohol detoxification centre. The Centre would provide humane treatment for people arrested by police for being intoxicated in a public place who are presently detained in the Drunk Tank of the City Jail. In future police would transport these people to the centre where they would be detained for up to 72 hours. Individuals would then be transported for release to an appropriate transit centre in Downtown Vancouver. The centre would not provide treatment and rehabilitation.

As a measure of its support for the centre, Council in May 1974 agreed to lease a parcel of city-owned land at 7th and Keith to the Province for one dollar a year. Plans were approved but due to funding restrictions, the project did not proceed.

In 1977 the suitability of the site at 7th and Keith was questioned by citizens in the area and by a planning study of the China Creek area carried out by consultants for the Planning Department. It was noted that the site was within a residential area (zoned RM-3A for Multiple Dwellings) and was adjacent to a possible community college. On February 14, 1978, the Mt. Pleasant Citizens' N.I.P. Committee wrote to Council protesting the site and suggesting that 'a location closer to the Downtown area and within an industrial or commercial area would be preferable.'

The Planning Department then reviewed city-owned sites to find an alternative which would have less impact on the community. City-owned sites were given priority as they could be made ready for development more quickly and at less direct cost than other sites.

Following this review, the present site on Great Northern Way was recommended and approved by Council on February 21, 1978.

Appendix II shows the site for which the development of the Detoxification Centre has been approved.

C. CURRENT SITUATION

The Provincial Government is ready to proceed with the construction of the Centre on the Great Northern Way site. The lease of the site has been agreed.

The Development Permit was approved on March 12, 1979 subject to several conditions. These are set out in Appendix III. Once the Development Permit is issued, the applicant would be free to apply for a Building Permit subject to the requirements of the Building By-law.

#### D. DESCRIPTION OF PROPOSAL

The site is vacant and was formerly used for the City's dog pound. The site is 2,557.5 m<sup>2</sup> (27,530 sq.ft.) and is zoned M-1 (Heavy Industrial), in a block which is mainly developed with one and two storey industrial and warehouse buildings. The site is separated from the Mt. Pleasant apartment area to the south by the 30.175 m (99 ft.) right-of-way of Great Northern Way, by M-1 (Light Industrial) zoning and by CD-1 zoning permitting machinery storage. The closest apartment building is about 60 m (197 ft.) away from the site.

The approved development permit drawings show a 884.87 m<sup>2</sup> (9,525 sq.ft.) one storey building set back an average of 6.1 m (20 ft.) from Great Northern Way. Because of the steep slope down to the north, the height of the building would be about 1.8 m (5.9 ft.) above Great Northern Way. The roof would be the most visible feature of the development, and is proposed to include landscaping and skylights.

Patients would be delivered via the rear lane to the north. One loading bay for supplies and six parking spaces for staff could be reached off Great Northern Way at the east end of the site.

The Centre is planned for a maximum of 60 patients at a time, 12 in the holding rooms and 48 in the acute care ward. Monthly intake is estimated at 1218 people.

The total staff of 39 includes 25 security personnel. Maximum staff on site will be 12 for the day shift, 8 for the evening shift and 6 for the night shift.

Detailed drawings of the proposal will be available when Council considers this report.

#### E. DISCUSSION OF LETTERS AND BRIEF RECEIVED

The Mt. Pleasant Neighbourhood Association makes three basic points in their letter and brief.

1. The site for the Detoxification Centre on Great Northern Way is not adequately buffered from the residential area to the south. Alternative sites with superior buffering should be investigated in consultation with local residents. The issuance of the Building Permit should be delayed for a month while other sites are investigated.
2. There has been inadequate consultation with the community prior to a decision being made to approve the proposed Detoxification Centre.
3. Mt. Pleasant needs planning assistance and funding for improvements, but is being neglected compared with other areas such as Fairview and Shaughnessy.

The Mt. Pleasant N.I.P. Committee makes similar points with an emphasis on the need for a planning survey and program for the North Mt. Pleasant area.

The Director of Planning would like to comment on each of the above points as follows:

# 1. Find another site

The Director of Planning cannot agree to this suggestion for the following reasons:

- (a) The site is considered acceptable in terms of its impact on the nearby residential area. Possible adverse impacts are to be handled as follows:

Appearance. Visually the building will have a low profile, and the roof will be attractively treated. A landscaped setback will be provided along Great Northern Way.

Traffic. The movement of vehicles transporting the patients to and from the Centre will occur via the lane to the north and is unlikely to be apparent from the residential area. The additional traffic generated in Great Northern Way by the loading bay and six staff parking spaces is not considered significant. The loading bay off Great Northern Way will be screened from the residential area by the slope of the site and by the building itself.

However, following concerns voiced by some residents at the public meeting on 79.04.11, the architect is presently investigating providing access to the staff parking and loading bay from the lane to the north, instead of from Great Northern Way. This would have advantages from both a traffic and community point of view, if it can be achieved.

Security. The Alcohol and Drug Commission has given assurances that patients will not be released in the vicinity of the Centre, but will be transported for release in the Downtown area. The building itself has been designed securely to detain patients receiving treatment.

Noise. Noise associated with the arrival or departure of patients would be contained with the enclosed carport area. Interior noise will not be audible outside the building which is fully air-conditioned and double glazed.

- (b) It is unlikely that a more suitable site might be found without involving major extra costs for purchasing a privately-owned site, and substantial further delay. The Provincial Government has already invested considerable time and money to develop plans for this site. Further delay could lead to the project being abandoned.

This site is much superior to the previous site at 7th and Keith which was in a residential area.

There are no obvious better alternative sites which are available. It should be noted that Council selected the Great Northern Way site on February 21, 1978 after the Mt. Pleasant N.I.P. Committee had protested the 7th and Keith site and following a staff review of five alternative sites. The Mt. Pleasant N.I.P. Committee approved the site on Great Northern Way at their meeting on 78.02.28, minutes of which read as follows:

'Detox Centre. The Committee was very pleased to hear that Council on February 21, 1978 resolved to withdraw the offer to the Province of the 7th and Keith site for the detox centre, and instead offer the former dog pound site on the 300 Block Great Northern Way.'



## 2. Inadequate Consultation with the Community

- (a) Public notification was not required under the Zoning By-law. The Detoxification Centre was approved as a use required by a Public Authority subject to the special approval of the Director of Planning. Due to the Centre's location within a Heavy Industrial zone, and the care shown by the design to minimize impacts on the adjacent area, notification was not carried out.
- (b) The Mt. Pleasant Neighbourhood Association has been aware of the proposal to build a detoxification centre on this site since March 1978.
- (c) The area planner was not asked to comment on this development permit application because there is no planning program or special study for this part of the City. As a result the Director of Planning was not informed of discussions on a possible public meeting which had occurred between the area planner and local residents.

It should be noted, however, that the information meeting on 79.04.11 discussed the design and operations of the centre with about 100 people, and that the architect is investigating some changes based on the comments made.

## 3. Planning and Improvement Needs in North Mount Pleasant

The Director of Planning agrees that North Mount Pleasant remains a priority area for planning and community improvement. This area has received no direct benefit from the N.I.P. program in the nearby Mt. Pleasant 'Triangle' area.

Planning issues in this area include apartment redevelopment, through traffic, a possible community college, and inadequate recreation, community and engineering services.

Improvement needs and priorities for this area should be reviewed when the City prepares applications for funding through the Community Services Contribution Program.

## F. CONCLUSIONS

The Director of Planning appreciates some of the concerns of residents but with respect to the proposed Detoxification Centre feels that the site is suitable bearing in mind that the design and operating procedures proposed should resolve any potential adverse impacts. The investigation of alternative sites would involve extra costs for site acquisition and staff and lead to substantial delay and would not seem justifiable in view of the community need for this treatment centre and the marginal improvements in location that might result."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SET (S) 5/

MANAGER'S REPORT, MAY 11, 1979 . . . . . (WORKS: A1 - 1)

## WORKS & UTILITY MATTERS

### RECOMMENDATION

#### 1. Continuance of Lane Lighting Program

The Chief Constable and City Engineer report as follows:

"The following replies to Council's request of February 20, 1979 for a report on the rationale for implementing the existing lane lighting program and the advisability of its continuance.

#### Background

In 1973 when considering a specific request from the Downtown Residents Association for lighting in Gastown - skid road lanes to reduce the number of muggings, purse snatchings and thefts, it was considered appropriate to review and establish an overall policy for lane lighting.

A report at that time indicated a need for lane lighting based on the following main points:

1. Police Department advice which indicated criminals used poorly lighted lanes to attack and rob their victims,
2. The difficulty of detecting and apprehending criminals in dark lanes, and
3. Reports from other Cities which experienced excellent results in the detection and deterrence of the above crimes in lanes through the installation of lane lighting.

Council on August 28, 1973 approved the City Engineer's recommendation that lighting, over a seven year period, be improved in lanes where there is a record of high criminal activity. Of a total of 400 miles of lanes in Vancouver only approximately 70 miles qualified and were to have lane lighting. The 70 miles consisted of all (60 miles) commercial, industrial and multiple-dwelling area lanes, and 10 miles of residential lanes where there is a special need for lighting, such as adjacent to schools, community centre or where the Police Department have a record of crime. A further report was requested on lighting lanes under the local improvement procedure and on a procedure for setting priorities for lane lighting installations.

On September 18, 1973 Council approved the City Engineer's report which outlined the application of the Local Improvement Procedure for lane lighting. Priority lanes were to be advanced on the initiative principle while non-priority lanes on the petition principle. Annually the Chief Constable was to submit a list of priority lanes to Council for approval before the local improvement procedure was started.

#### Progress

To date, on the initiative principle, approximately 2100 lane lights have been installed in 44 miles of lane. Nearly all downtown and west end lanes, and most business lanes paralleling major streets in the remainder of the city have been lighted. In addition, approximately one mile of residential lanes have been lighted on a petition or a cash payment basis. Of 304 lane lighting local improvement projects initiated only 7 have been defeated while 8 others were cancelled by Council action.

#### Chief Constable's Comments.

The Chief Constable confirms that the basis, as outlined above, for establishing the program is still valid. The Police Department notes that in recent discussions with the Granville Street Merchants' Association and the Downtown Eastside Residents' Association specific support was expressed for the lane lighting provided under this program. An annual list of highest priority lanes within the scope of the program will continue to be provided by the Police Department for Council consideration.

MANAGER'S REPORT, MAY 11, 1979 . . . . . (WORKS: A1 - 2)

Clause No. 1 cont'd:

Complaints.

Considering the number of lane lights which have been installed, there have been few complaints. When residents objected to the location of fixtures, the fixtures were relocated or a shield was installed to block the light in the offending direction. With the owners annual payment less than \$5.00 for residential property (50 ft. lot) and less than \$8.00 for business property, there have been few objections to the cost.

Continuance of the Program.

Of the 60 miles of lanes in commercial, industrial and multiple dwelling areas which were recommended for priority treatment in the 1973 report, approximately 16 miles remain to be lighted. These lanes primarily in industrial and multiple-dwelling areas are located in Marnole, along the east end docks and around False Creek. The Police state that these lanes are an integral part of the high crime areas defined in the scope of the program and are not less significant in their requirement for lane lighting.

Assuming approximately two additional miles of residential lane are lighted by petition, the following is a cost estimate for the completion of the program:

	<u>Property Owner's Cost</u>	<u>City Cost</u>	<u>Total Cost</u>
Lights installed to date	\$350,000	\$ 76,000	\$426,000
Completion of program.	<u>127,000</u> \$477,000	<u>28,000</u> \$104,000	<u>155,000</u> \$581,000

Funds for the City's share of the remainder of program are in the 1977-81 Capital Plan. Operating costs, at present rates, will amount to approximately \$110,000 per year upon completion of the program.

Considering that residents have defeated only 2.3% of lane lighting projects initiated and few complaints have been received on installed lights, we conclude that the program of lighting priority lanes has been well received.

Accordingly it is recommended that the remaining portion of the program to install lighting in priority lanes as approved by Council August 28, 1973 be completed over the next two years."

The City Manager RECOMMENDS that the foregoing recommendation of the Chief Constable and the City Engineer be approved.

2. Report on Lane Lighting Project Deferred  
at the February 8, 1979 Court of Revision

The Chief Constable and the City Engineer report as follows:

"At the February 8, 1979 Court of Revision Item 92, a lighting project in the lane south of 4th Avenue between Burrard and Maple Streets (two blocks), was deferred pending a report on the rationale for installing lighting in this specific lane. The Police Department recommended this lane be lighted because of the level of criminal activity. For example, since January 1, 1977 there have been 14 breaking and enterings (B & E's) in the commercial properties on the north side of this lane and 12 residential B & E's in the residential properties on the south side. In these statistics are 3 B & E's in the condominium at 1877 West 5th Avenue.

In view of the foregoing it is recommended that lighting in lane south of 4th Avenue from Burrard to Maple Streets (Item 92, Court of Revision 454) be installed."

The City Manager RECOMMENDS that the foregoing report of the Chief Constable and City Engineer be approved.

MANAGER'S REPORT, MAY 11, 1979 . . . . . (WORKS: A1 - 3)

3. Freight Elevator in Lane at Rear of Golden Crown Restaurant -  
124 West Hastings Street

The City Engineer reports as follows:

"At some time in 1977, a freight elevator was constructed without permission on the outside of the building, extending some three feet into the lane to the rear of the Golden Crown Restaurant at 124 West Hastings Street. Upon discovery, a letter was sent to the owners requesting removal of this hoist. The hoist has not yet been removed and an application has now been received from the Golden Crown Restaurant requesting permission to retain the hoist under an Encroachment Agreement. This type of application has always been refused. However, as the owner claims that the hoist is essential to his business and as approval could set a precedent, Council direction is requested.

The purpose of this report is to review the City's policy regarding this type of encroachment and to recommend action on this specific application.

The City's present policy that applications for lane encroachments including mechanical installations such as the above not be permitted was established on the basis of the following:

1. Preservation of Lane Allowance

The standard lane allowance is 20 feet wide. This width is sufficient to permit loading and unloading activity while maintaining adequate clearance for the free movement of other vehicles. At present, utility poles represent the only permitted permanent infringement upon this allowance and in downtown lanes are sheathed in plate steel. If private encroachments are to be allowed, the available right-of-way would be reduced and the traffic flow would become restricted.

2. Advisability of Use

Mechanical apparatus of this type is considered to be an integral part of the building and should logically be contained within the building. If such an installation is allowed to encroach on a lane, as does the hoist in this application, it could be argued that requests for similar encroachments (e.g. for ventilation shafts, chimneys or linen chutes) should receive the same consideration. Such a precedent should be avoided.

3. Damage Potential and Liability Claims

Installations such as this which encroach onto a City lane would be susceptible to accidental damage by vehicles using the lane. This damage is almost certain to occur. Claims for damages or injuries related to such accidents may involve the City. If the installation is located on-site these concerns would not exist.

I recommend that the application by Golden Crown Restaurant to allow their freight elevator to remain on City property be refused.

If, however, Council wishes to allow the encroachment to remain, there should be an appropriate annual fee established by the Properties Department at \$100.00 per year, and an Encroachment Agreement to protect the City against any costs or liability related to the installation to be drawn to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS:

- A) approval of the recommendation of the City Engineer,  
or failing that,
- B) permitting the encroachment only under the conditions  
set out by the City Engineer.

4. Local Improvements on the "Initiative Principle"

The City Engineer reports as follows:

"First Step

As required by the Local Improvement Procedure By-Law an area project for - Pavement and Curbs and P.C. Concrete Sidewalks (Kiwassa N.I.P.) is advanced to Council on the Initiative Principle.

MANAGER'S REPORT, MAY 11, 1979 . . . . . (WORKS: A1 - 4)

Clause No. 4 cont'd:

On March 6, 1979 Council approved the use of additional N.I.P. funds to relieve eight flanking residential lots from charges for the improvements of Glen Drive. In the detailed report, this part of the work is identified as 'Other Work' - to be paid for by the City.

A separate report will be submitted to Council by the Director of Planning regarding a proposal to use N.I.P. funding for a mini park on Keefer Street west of Glen Drive. This park will be part of the overall project but not this Local Improvement.

Capital Funds

Funds for the City's share of the Kiwassa area project are available from the 1978 Supplementary Capital budget already approved, and from N.I.P. funds."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's Report dated May 4, 1979.

The estimated total cost of these improvements is \$244 540 and the City's share of the cost is \$151 100 (including the N.I.P. contributions). In addition, the estimated cost for Kiwassa Other Work on Glen Drive is \$74 640 (including the N.I.P. contribution).

I have to report that the necessary financial arrangements can be made to carry out this work. "

The City Manager has decided that it is desirable to undertake the area project referred to and RECOMMENDS that:

- a. the report of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- b. The following street be designated as a School Collector Street for the purpose of Part 1 of the Local Improvement Procedure By-Law. Vernon Drive from Georgia to Francis.
- c. the City owned parcels shown on the list attached to the detailed Second Step Report for the Local Improved projects be declared assessable.
- d. the Court of Revision for the area project be held at 10:00 a.m., Tuesday, July 10, 1979.

5. Tender No. 39-79-1 - Fire Apparatus

The City Engineer, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above were opened on March 19, 1979 and referred to the City Engineer, Fire Chief and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Bid Numbers refer to the order of the bids in ascending order of price. Local content does change the order of the bids, between bids 3 and 4; 5 and 6.

Funds for this purchase are provided in the 1979 General Revenue Budget.

Tenders were submitted by four different suppliers offering a combined selection of seven bids ranging in price from \$144 600 to \$181 000 for two 1050 gallons per minute (GPM) Fire Pumper Trucks. Only Bid No. 1, from Superior Emergency Equipment Ltd. at \$144 628 and Bid No. 2 from Howard Distributors Ltd. at \$147 182.00 are being considered. The extra cost of Bids No. 3 through 7 inclusive is too great to be economically justified.

Clause No. 5 cont'd:

Bid No. 1, from Superior Emergency Equipment Ltd. at \$ 4 628 is not recommended because:

- 1. Air operated throttle controls at the pump operator's station and the driver's station are not offered as specified.
- 2. The rear axle offered does not have the torque rating to mate with the diesel engine and transmission offered. Discussions with the chassis manufacturer, International Harvester Ltd., have confirmed that they will not build the chassis with the axle quoted by Superior Emergency Equipment Ltd.
- 3. The water pump offered requires up to 19% more power than the pump offered by the recommended bidder.

Bid No. 2, from Howard Distributors Ltd. at \$147 182 meets specifications and is acceptable. Also, Bid No. 2 offers a power matched drive train and a more power efficient pump than Bid No. 1. These features more than offset the \$2554 (\$1277 each) extra cost of Bid No. 2.

We recommend acceptance of the low bid to meet specifications, Bid No. 2, from Howard Distributors Ltd. for the supply of two 1050 G.P.M. Pumper Fire Trucks on International model C01950B chassis at a total cost of \$147 182 (\$73 591 each) plus 4% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, Fire Chief and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

6. Tender No. Electrical 79-1 for Painting Steel Poles and Attachments

The City Engineer reports as follows:

"Tenders for the above were opened on April 23, 1979 and referred to the City Engineer for report.

The tabulation is as follows:

1. West Coast Painting Ltd.	\$114 578.20
2. J.S. Painting Ltd.	\$154 999.40
3. Pear Brothers Painters	\$500 584.00

Funds in the amount of \$92 800 are provided in the 1979 operating budget, with the balance to be billed to B.C. Hydro.

I recommend acceptance of the low bid from West Coast Painting Ltd."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

7. Stanley Park, West Side Sewage System

The City Engineer, Superintendent of Parks and Director of Finance report as follows:

"At the present time the facilities of the Prospect Point Coffee Shop, Prospect Point picnic area, Third Beach area and Ferguson Point Tea House are serviced by septic tank disposal systems that have deteriorated resulting in sewage discharging over the cliffs down to the seawall into English Bay.

MANAGER'S REPORT, MAY 11, 1979 . . . . . (WORKS: A1 - 6)

Clause No. 7 cont'd:

Design investigations have shown the relocation and reconstruction of the existing disposal systems to be expensive and difficult without precluding any future sewage problems.

It is therefore proposed to install a pumped sewage system linking all facilities with a common force main and discharging it into the City's sanitary system.

This new system is estimated to cost \$175,000.00.

Source of Funds

Funds for this project are not included in the 1979 Sewers Capital budget nor was such a project anticipated in the Five-Year Plan. Consequently, no funds are available in Sewers Capital.

Accordingly, two potential sources of City funds have been identified. These are:

- (a) Additional 1976-80 Sewers Capital borrowing authority could be created by Council (\$175,000.00) to do this work.
- (b) Council could allocate funds from the 1979 Supplementary Capital Budget.

As of the date of this report, the unallocated balance in the Supplementary Capital Budget is \$1,178,000 and reports dealing with the following items are currently being prepared for Council consideration:

West Health Unit	\$ 60,000
Indian Centre	300,000
Library circulation system	442,000
Champlain Heights branch library	125,000
Stanley Park - sewer work	175,000
Streets work - local improvements	238,000
Kiawassa Neighbourhood House	39,000
	<u>\$1,379,000</u>

In addition, Council has requested the City Engineer to report back on Cambie Bridge which was originally reported at a cost of \$800,000 for 1979, and also there are \$2,016,000 of projects rated at priority #4 which Council may also wish to reconsider.

Recommendation

The City Engineer, Superintendent of Parks and Director of Finance recommend that the foregoing work be approved with the source of funds being the 1979 Supplementary Capital Budget. However, if Council does not wish to use the 1979 Supplementary Capital Budget as the source of funds, Council should approve an increase in Sewers Capital Borrowing Authority."

In view of the heavy calls on the remaining Supplemental Capital funds and of the authority given to Council to borrow capital for sewer works, the City Manager RECOMMENDS:

- A) That the sewer work be approved.
- B) That Council authorize an additional \$175,000 in Sewers Capital borrowing.

## BUILDING AND PLANNING MATTERS

RECOMMENDATION1. Kensington N.I.P. - Selkirk School Annex Playground

The Director of Planning reports as follows:

"On April 4, 1978 City Council approved the Kensington Concept Plan, which included \$150,000 for improvements to schools in the Kensington N.I.P. area. The Concept Plan suggested improving outdoor recreational opportunities for the benefit of school children and local residents at the four elementary school annexes and one elementary main school in the area.

City Council has already approved N.I.P. funds for improvements to the grounds at Tecumseh School Annex and McBride Main School. Design and cost estimates for Selkirk School Annex have now been finalized. The teachers, parents and children at Selkirk Annex have been involved with the designing of the improvements. The recommended improvements consist of four groups of play equipment in different locations on the school grounds. Some of the major pieces of equipment are a fort, climbing ladder, jungle gym and geodesic dome.

The estimate prepared by the Vancouver School Board comprises a total of \$17,675 of which the School Board would pay \$3,415 for overheads. This would leave a cost to N.I.P. of \$14,260. (See Appendix A)

The Kensington Citizens' N.I.P. Planning Committee has discussed the project and recommends the allocation of up to \$14,260 to construct the project.

The Director of Planning recommends that City Council approve the appropriation of up to \$14,260 from the Kensington N.I.P. Social/Recreational budget account 891/8704 to the Vancouver School Board for the construction of improvements to Selkirk School playground, with costs to be shared as follows:

Federal	(50%)	\$ 7,130.00
Province of B. C.	(25%)	\$ 3,565.00
City of Vancouver	(25%)	<u>\$ 3,565.00</u>
		<u>\$14,260.00."</u>
		=====

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Exterior Alterations to the Sylvia Hotel, 1154 Gilford

The Director of Permits and Licenses reports as follows:

"On March 9, 1976 Council designated the Sylvia Hotel as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Building Permit Application has been made for alterations to the building which would include the restoration of the original entrance on Beach Avenue and the removal of a side entrance on Gilford Street to be blocked with stone work to match the existing.

A Building Permit was applied for on April 10, 1979, and checked on April 19, 1979, being almost ready to issue, subject to approval by City Council, after receiving advice from the Heritage Advisory Committee.



Clause 2 continued

On April 9, 1979 the Heritage Advisory Committee discussed the application for the work and recommended approval.

RECOMMENDATION

The Director of Permits and Licenses recommends:

THAT Council approve the exterior alterations to the Sylvia Hotel as described in the Building Permit Application No. B09971, so that a Building Permit may be issued forthwith."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits & Licenses be approved.

CONSIDERATION

3. Liquor Permit Application  
Development Permit Application No. 82724

The Director of Planning reports on a development permit application by Mr. Herbert Challier, Architect, for use of a portion of the existing marina at 1000 Taylor Street, for an "F" Marine Public House, as follows:

"City Council, on April 3, 1979, when considering the report to Council from the Standing Committee on Community Services on the Liquor Permit Application at 1000 Taylor Street under Development Permit Application No. 82724, passed the following motion:

"THAT consideration of this clause be deferred pending receipt of further information on the proposed "F" Marine Public House at 1000 Taylor Street as well as the present Liquor Control & Licensing Branch guidelines on neighbourhood pubs."

Information Relevant to "F" License for Marine Public House

Under the Liquor Control Act:

"F" License may be issued to establishments oriented to marine activities known as Marine Public Houses which would:

Provide for sale of all types of liquor subject to limitation by the General Manager;

Off premises sale of beer and B.C. cider and the hours of sale are from 9 a.m. to 11 p.m.

Maximum sixty seats with the provision for fifteen standees would be permitted.

The applicant must provide moorage for boats, food, ice, fishing tackle, basic marine equipment and other provisions such as laundromat, adequate hot and cold showers for men and women.

The Liquor Control Board can order a plebiscite as and when it is found necessary. The Director of Licensing, Liquor Control and Licensing Branch, has indicated that the site meets the basic requirements of the branch in a letter to the False Creek Marinas Ltd.

The Director of Planning, at his meeting on March 5, 1979, approved the Development Permit Application, subject to the matter of the new liquor outlet being referred to City Council for consideration of new liquor outlets.

Manager's Report, May 11, 1979 . . . . . (BUILDING: A-4 - 3)

Clause 3 continued

Present Liquor Control and Licensing Branch Guidelines  
on Neighbourhood Pubs

Under the Liquor Control Act "D" License Establishments known as neighbourhood public houses would be licensed under "D" License which would permit all types of liquor to be sold subject to limitation by the General Manager.

Hours of sale: 9 a.m. - 11 p.m. but with Municipal or Regional District approval, the hours may be extended to 2 a.m.

Off premises sale of beer and B.C. cider for consumption elsewhere.

Maximum seating: 100 persons.

The following are the guidelines regarding neighbourhood pubs, adopted by Council on July 17, 1973.

THAT the Standing Committee determine whether a proposed location is an appropriate one for a neighbourhood pub, upon the matter being referred to the City by the Liquor Control Board;

The Liquor Control Board to determine regulations which should apply;

Parking, building, and other requirements be handled by the appropriate civic departments;

Parking ratio be one per 200 sq. ft. of public area in the pub;

The Committee consider each application on its own merits;

Notice of the application be sent to all residents within a four block area and notice of the application to known groups operating in the general area;

People in the community be invited to appear as delegations;

The application must have met the requirements of the Liquor Control Board and the City of Vancouver Departments before consideration before this Committee;

The total capacity both standing and seated shall be a maximum of 100 patrons;

These recommendations be presented to the Liquor Control Board and the Honourable, the Attorney-General for comment and approval."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of the City Council with regard to the issue of Development Permit Application No.82724 approving the use of a portion of the existing marina at 1000 Taylor St. for an "F" Marine Public House.

RECOMMENDATION:4. Kiwassa N.I.P. - Kiwassa Neighbourhood  
House Replacement

The Director of Planning and the Director of Civic Buildings report as follows:

"On April 4, 1978 City Council approved the Kiwassa Neighbourhood Improvement Plan which included an allocation of \$220,000 for the reconstruction of the Kiwassa Neighbourhood House building. The Plan indicated that the spaces within the existing building are inadequate for the programs being offered and for the staff and there is a poorly defined entrance/reception area. The purpose of reconstruction would be to correct these deficiencies. Note: the existing land and building are owned by the City and are leased to the Kiwassa Neighbourhood Services Association. The Association is then responsible for all operating expenses for this facility. It is proposed that this arrangement continue after the new facility is constructed.

On July 11, 1978 City Council appointed Beinhaker/Irwin Associates (represented by Joe Wai) as architects for this project. Council also approved on that date the Terms of Reference under which this architect was to operate, and an appropriation of up to \$16,000 from the Kiwassa N.I.P. budget for the architects' fees.

The Terms of Reference noted that the total maximum budget for this project was \$220,000. It was also noted, however, that the architect should take into account the possibility of additional funding becoming available at various times throughout the process. Early in the process it was decided that, in addition to providing adequate facilities for existing programs and staff, there should also be an adult lounge incorporated into the new building. Preliminary cost estimates showed that it may be possible to stay within budget only if the adult lounge area was not included and the finishing of the building was kept to an absolute minimum (a situation which could result in much higher maintenance costs in the near future). Therefore, the Kiwassa Neighbourhood Services Association sought out additional funds from private sources, and were successful in raising \$41,500 (as outlined in Appendix I). The total budget for the project therefore became (\$220,000 + \$41,500) = \$261,500.

The Kiwassa Neighbourhood Services Association also applied for a Provincial Recreation Facilities Assistance Program grant of \$39,083. The Social Planning Department and Council's Finance Committee are recommending that this grant request be included in the list of top priority requests to be forwarded to the Province.

The architect completed the design in accordance with the Terms of Reference. A quantity survey indicated this design could be constructed within the revised budget of \$261,500. (The Provincial Recreation Facilities Assistance Program grant was not included in the budget as it has not yet been approved.)

Costs

On May 2, 1979 the following tenders were received for the construction of the Kiwassa Neighbourhood House building:

Paramount Construction Co. (1968) Ltd.	- \$282,500.00
Aspen Construction Ltd.	- \$294,448.00.

The low tender of \$282,500 was approximately \$52,000 over the revised budget for the construction of the building. The Architect was advised that this size of overrun was not acceptable, and agreed to negotiate with the low bidder, Paramount Construction Ltd., with the objective of making changes to reduce the cost of construction.

A list of possible changes was developed, totalling credits of \$33,520. This list was presented for discussion to the Building Committee. The Committee accepted changes amounting to a reduction of \$16,000, resulting in a negotiated contract price of \$266,500.00.

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Clause No. 4 cont'd:

On the basis of this price, the total project cost is now estimated to be \$300,500, as detailed below:

Architect's and consultant's fees	\$ 22,500
Construction contract	266,500
Permits, testing, miscellaneous	4,500
Contingency	<u>7,000</u>
	\$300,500
	=====

Funding requested will be \$243,000 as detailed below:

Total project cost	\$300,500
Less previously appropriated	16,000
Less private funding	<u>41,500</u>
Total request	\$243,000
	=====

Funding Sources

\$204,000 in N.I.P. funds is available from the Social/Recreation Facilities portion of the Kiwassa N.I.P. budget (#891/8724) for this project.

As noted above, a P.R.F.A.P. grant of \$39,083 has been applied for. Because of the deadline placed on the project in order to be eligible for one of the grants (\$23,000) raised by the Association, the start of construction cannot be delayed until June or July, when approval of the P.R.F.A.P. grants will be announced. Therefore, it is proposed that an amount equal to the requested grant be appropriated from the 1979 Supplementary Capital budget, with the understanding that, should the grant be approved, it will be used to reimburse the Supplementary Capital budget. In summary, the funding sources are:

N.I.P. Funds	\$204,000
Supplementary Capital (in advance of PRFAP Grant)	<u>\$ 39,000</u>
TOTAL	\$243,000

The Kiwassa N.I.P. Committee recommends that the N.I.P. funds be used for this project in the manner described above.

The Director of Planning and Director of Civic Buildings recommend that Council:

- A. Approve the expenditure of up to \$204,000 from the Kiwassa N.I.P. budget for the construction of a new Kiwassa Neighbourhood House. The total is cost shared as follows:
 

Federal	-	\$102,000
Provincial	-	\$ 51,000
City	-	\$ 51,000
- B. Approve the expenditure of up to \$39,000 from the 1979 Supplementary Capital budget for this project, with the condition that funds forthcoming from the Provincial Recreation Facilities Assistance Program for this project will be used to reimburse the Supplementary Capital budget.
- C. Accept the price negotiated with the low bidder, Paramount Construction Co. (1968) Ltd. and enter into a contract satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendations of the Director of Planning and the Director of Civic Buildings be approved.

5. Kensington N.I.P. -  
Kensington Park Improvements

The Director of Planning reports as follows:

"BACKGROUND

When City Council approved the Kensington N.I.P. Concept Plan on April 4, 1978, it included a budget to improve all four parks in the Kensington N.I.P. area. Park improvements have been seen as an important part of overall neighbourhood improvement and design work has been progressing steadily since approval of the Concept Plan. To date, City Council has approved allocations for improvements to Gray's Park and Glen Park.

The Kensington N.I.P. Concept Plan has budgeted an amount of \$250,000 for improvements to Kensington Park. This is to include two new playing fields in addition to park improvements such as a children's playground, pathways, lighting, etc. To date, City Council has approved an expenditure of up to \$16,000 for fees required to have working drawings prepared for the two new playing fields. Once the bids have been received, a further report will be submitted to City Council on the required N.I.P. expenditure. Because it has been estimated that the cost of the playing fields may be close to \$220,000, it was decided to recommend at this time only proceeding with the first priorities for other improvements to Kensington Park.

DESCRIPTION OF IMPROVEMENTS

It was felt that the first priority for park improvements is the construction of a new children's playground to replace the existing one which will soon be removed to make way for the parking lot for the new community centre. The proposed new children's playground would be located just to the west of the existing community hall in order to provide easy accessibility to that building and would be divided into an area for school age children and an area for pre-school age children.

The second priority was felt to be the provision of a pathway over the roof of the new community centre and the bus stop on Knight Street. This was considered important because of the absence of a sidewalk on the south side of Kensington Park and the need to improve the accessibility of the community centre. As part of the pathway, it is proposed that a view area with benches and landscaping be included along with general pathway lighting. These suggested park improvements are indicated on the attached map, Appendix "A".

COST OF IMPROVEMENTS

Park Board staff have provided an estimate for the improvements that have been described above. It can be broken down as follows:

Children's Play Area	
- equipment, mounding, drainage, pathway	\$28,340.00
Pathway between Community Centre and Knight Street	
- benches, landscaping	8,700.00
Lighting of Pathway	
- 3 standard post top lights	<u>5,400.00</u>
Sub total	\$42,440.00
Design and supervision - 6%	2,546.40
15% Contingency	<u>6,747.96</u>
TOTAL	<u>\$51,734.36</u>

Clause No. 5 cont'd:

RECOMMENDATION

The proposed design and estimate has been found acceptable by the Kensington Citizens N.I.P. Planning and the Director of Planning. The Director of Planning therefore recommends that City Council approve the appropriation of up to \$51,734.36 from the Kensington N.I.P. Social/ Recreation account 891/8704 to the Vancouver Park Board for the purpose of carrying out park improvements as shown in Appendix "A". The costs are to be shared as follows:

Federal	50%	\$25,867.18
Provincial	25%	12,933.59
City	25%	<u>12,933.59</u>
		\$51,734.36"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. Grandview-Woodland N.I.P. :  
Co-op Housing Consultants

The Director of Planning reports as follows:

"I. BACKGROUND

The Grandview-Woodland N.I.P. Concept Plan, approved by Council in July 1977, includes an allocation of \$250,000 for social housing. The Concept Plan specifies the objective of stimulating or sponsoring a community-based non-profit housing co-operative to undertake small scale infill and rehabilitation projects using National Housing Act programs. The Plan specifies that N.I.P. money could also acquire and clear land occupied by non-conforming uses or residential uses beyond rehabilitation for development of non-profit housing.

The purpose of this report is to initiate the project by recommending the release of \$2,000 N.I.P. funds to hire two consultants: a co-op organizer and architect.

During the first year of implementation, the Citizens' N.I.P. Committee gathered information on co-op financing, sponsored meetings with resource people, and visited existing housing co-ops. However, they were unable on a volunteer basis to organize a local group with the necessary expertise to actually initiate a co-op project.

II. NEW INITIATIVES

With just over one year of N.I.P. implementation now remaining, the Planning staff and Citizens' Committee decided that a final effort should be made to carry through this project. If by the end of the summer the project is not considered feasible, there would be sufficient time to re-allocate the funds to new projects not identified in the Concept Plan.

The first step in the new initiative was to form a N.I.P. co-op housing sub-committee. This sub-committee of several members, both N.I.P. Committee members and other local residents, has met a number of times with an organizer and architect who have had experience with other successful co-ops in Vancouver. The sub-committee has listed criteria and constraints for a co-op project; reviewed C.M.H.C. co-op housing cost limits; and discussed types of sites available in the area in the context of existing zoning and Area Plan proposals for zoning amendments.

The criteria and constraints which the sub-committee has listed are as follows:

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Clause No. 6 cont'd:

Criteria:

1. Units and project should be designed for family housing, e. two and three bedroom, ground oriented, with adequate provision for storage and amenities.
2. The housing should be for local residents, including interested tenants of any existing buildings on the site.
3. The housing should be for low and moderate income people.
4. The project and units should be located and designed to minimize traffic impacts of busy streets.
5. The possibility of utilizing solar heating technology in the design should be fully explored.
6. The possibilities of designing townhouses and/or infill housing according to proposed Area Plan policies and guidelines should be explored.

Constraints:

7. The site must be within the N.I.P. boundaries.
8. The site must adhere to N.I.P. site acquisition regulations: residential buildings beyond the stage of rehabilitation or an existing noxious or inconsistent land use (plus adjacent property if required to assemble a suitable site).
9. The project should be a small one of up to 10 to 12 units, or two or three projects of three to four units each - to fit in with existing neighbourhood scale.
10. The project economics must be able to meet C.M.H.C. co-op housing cost guidelines.

III. CONSULTANTS' TASKS - FEASIBILITY STUDY

Because the N.I.P. Committee is working primarily with a duplex-zoned (RT-2) area, the choice of site is particularly sensitive in terms of design, scale, and economic feasibility. Also, the interest in infill and in solar heating require special expertise. In addition, the N.I.P. site acquisition criteria pose a further constraint on identifying a suitable site.

It is therefore considered appropriate to hire an organizer and architectural consultant to establish the design and cost feasibility as well as organize an ongoing group. The product would be two-fold: to assess initial project feasibility for eventual site acquisition with N.I.P. funds, and to organize a group to carry on the project through final design and construction via National Housing Act funding - specifically the interest reduction grant now available from C.M.H.C. for co-ops.

If, on the other hand, the project is not feasible due to any of the constraints listed above, that would also be determined so that the N.I.P. funds can be reallocated with enough time remaining in the program to implement a new project.

The Planning staff and N.I.P. sub-committee have met with Jacques Khouri, co-op organizer, and Klaus Schmid, architect, to discuss the problems and potentials of this project. Both these consultants have been involved in key roles in successful co-op housing projects in Vancouver: the solar project at Broadway and Vine and the infill project at First Avenue and Maple Street in Kitsilano; the Manhattan Apartments in the Downtown; and the Grandview Co-op now under construction in the Grandview-Woodland apartment area. They are familiar with infill design, solar heating technology, and co-op organization and financing.

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Clause No. 6 cont'd:

The Director of Planning believes it would be appropriate at this time to hire these two consultants. The estimated costs, as attached in Appendix A, are \$1,400 for the organizer and \$600 for the architect for a total of \$2,000. These consultants would continue to meet regularly with the N.I.P. co-op housing sub-committee.

IV. RECOMMENDATION

The Director of Planning therefore recommends that up to \$2,000 be appropriated from the Grandview-Woodland Land/Social Housing Account #898-9405 to obtain the consulting services of a co-op organizer and architect to determine cost and design feasibility for this project. Costs would be shared as follows:

C.M.H.C.	-	\$1,000
Province of B.C.	-	\$ 500
City of Vancouver	-	\$ 500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 62 & 63



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LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Sunday Public Games & Sports By-law #3711

The Director of Permits and Licenses reports as follows:

"A request has been received from the Honourable A.E. Branca, to amend the Sunday Public Games & Sports Bylaw #3711 to permit Arcades to open on Sunday. Mr. Branca is acting on behalf of Mr. Jung, the operator of an Arcade at 906 Granville Street.

The Bylaw now permits the following games and sports to operate on Sunday between the hours of 1:00 p.m. and 10:00 p.m.:

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| (a) Baseball (hardball or softball) | (i) Tennis                       |
| (b) Ice Hockey                      | (j) Lacrosse                     |
| (c) Ice Skating                     | (k) Bowling (indoor and outdoor) |
| (d) Roller Skating                  | (l) Cycling                      |
| (e) Rugby                           | (m) Badminton                    |
| (f) Soccer                          | (n) Swimming                     |
| (g) Canadian Football               | (o) Basketball                   |
| (h) Golf                            | (p) Billiards                    |

Supt. T. Herdman of the Police Department has submitted the following comments on the request to amend the bylaw:

'District Officers registered unanimous opposition to the proposal to include arcades in the list of games permitted to open on Sundays. The Inspector in charge of District 1 objected specifically to the premises at 906 Granville because of its close proximity to McDonald's. In his opinion, Sunday opening would further increase contact between some undesirable adults and teenagers already attracted to the area.

In our opinion, Sunday opening would only serve to increase police costs in monitoring activities in and around these establishments. Therefore, we oppose the proposed amendment to Bylaw #3711 which would permit arcades to open on Sundays.'

Section 206A of the Vancouver Charter empowers City Council to pass a bylaw to permit persons, on a Sunday, 'to provide for or engage in any public game or sport for gain, .....'

The only two public games now listed in the bylaw, which are similar to Arcades are bowling and billiards. These games usually involve competition with other players and require some form of athletic ability or skill. Most games in arcades are operated by one player and it is questionable whether or not they are the types of games which should be considered under the City by-law.

The request to amend the Sunday Public Games and Sports By-law #3711 to include arcades is submitted to Council for Consideration."

The City Manager notes that the requested use is quite different from the games and sports permitted under the present by-law, and notes also the opposition by the Police Department. Hence, the City Manager RECOMMENDS refusal of the application.

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INFORMATION:

2. Penthouse Cabaret

The Director of Permits and Licenses reports as follows:

"On September 13, 1978 City Council held a hearing on the application for licenses from Celebrity Enterprises Ltd. to operate the Penthouse Cabaret. Following discussion, Council passed the following motion:

"THAT the Acting Director of Permits and Licenses be instructed to issue Celebrity Enterprises Ltd. the City Licenses presently applied for on the understanding that an independent manager be hired for the Penthouse and more effective control and management measures be implemented;

FURTHER THAT the operation of the Penthouse be reviewed in three-months' time and be reported to Council prior to the issued of licenses for 1979."

Licenses were issued for the operation of a restaurant and for the sale and consumption of liquor with meals (Class 'B' Dining Lounge). The Class 'C' Cabaret license has not been issued because the Liquor Control and Licensing Branch has not issued their Class 'C' license. The General Manager of the Liquor Control and Licensing Branch refused the application for a Class 'C' license and an appeal has been made to the Minister of Consumer and Corporate Affairs. No decision has been made on the appeal, and meanwhile the restaurant is in operation with liquor being served on the main floor only. Application has been made to the LCLB to extend the sale of liquor with meals to include the second floor. The Police Department advise there is a limited number of patrons frequenting the premises and no infractions have been reported.

In the event the Class 'C' liquor license is approved by the Minister, the City's Cabaret license will be issued and the operation reviewed and reported to Council three months later."

The City Manager submits the foregoing report from the Director of Permits and Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 63

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FINANCE MATTERS

RECOMMENDATION:

1. Investment Matters (Various Funds) March 1979

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of March 1979.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MARCH 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
Mar.1	Vancouver City Savings Credit Union	Aug. 1/79	\$ 2,093,057.53	\$ 2,000,000.00	153	11.10
1	Banque Canadienne Nationale	Mar.13/79	1,003,468.49	1,000,000.00	12	10.55
13	Mercantile Bank of Canada	Mar.19/79	751,232.88	750,000.00	6	10.00
15	Banque Canadienne Nationale	Mar.19/79	1,001,128.77	1,000,000.00	4	10.30
16	Banque Canadienne Nationale	Mar.19/79	500,472.60	500,000.00	3	11.50
19	Banque Canadienne Nationale	Mar.21/79	2,001,369.86	2,000,000.00	2	12.50
23	Banque Canadienne Nationale	Apr.18/79	1,763,799.59	1,750,000.00	26	11.07
28	Banque Canadienne Nationale	Apr. 4/79	501,030.82	500,000.00	7	10.75
28	Toronto Dominion Bank	Apr. 4/79	500,000.00	498,923.50	7	11.25
29	Banque Canadienne Nationale	Apr. 4/79	500,904.11	500,000.00	6	11.00
30	Banque Canadienne Nationale	Apr. 2/79	1,501,140.41	1,500,000.00	3	9.25
			12,117,605.06	11,998,923.50		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
Debentures							
Mar.1	City of Vancouver 10.00%	Mar. 1/94	\$ 1,495,000.00	100.00	\$ 1,495,000.00	15/-	10.00
9	City of Vancouver 9.25%	Sept.1/90	100,000.00	92.71	92,710.00	11/6	10.35
29	City of Vancouver 6.00%	June 15/80	1,000.00	95.00	950.00	1/3	10.45
29	City of Vancouver 6.25%	Apr. 15/80	1,000.00	96.00	960.00	1/1	10.45
			1,597,000.00		1,589,620.00		

Clause No. 1 cont'd

2. SINKING FUND TRANSACTIONS (PURCHASES) .....continued

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Mar.1	Canadian Imperial Bank of Commerce	May 1/79	\$ 1,221,919.89	\$ 1,200,000.00	61	10.93
			<u>2,818,919.89</u>	<u>2,789,620.00</u>		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MARCH 31, 1979

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 72,920,083.69	\$ 70,219,696.60"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. 1979 Basic Capital Budgets - Clarification and Correction

The City Engineer reports:

"Council, on March 6, 1979, approved recommendations of the Standing Committee on Finance with respect to the 1979 Basic Capital Budgets, including:

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- 'A. THAT 1979 Basic Capital Budgets as listed in the attached table and totalling \$14 912 875 be approved, subject to ....
  - B. THAT borrowing authority be approved for the 1978 Sewers and Water Works programs, totalling \$8 753 000.'

Advance approval of certain items in Streets and in Sewers had already been given by Council (including borrowing authority of \$1,490,000 for Sewers). Following established practice, these items were included in the budgets submitted. The figures in 'A' and 'B', therefore, include those advance approvals. The approved items were so noted in the Projects Detail but not in the body of the report.

Further, the '1978' in 'B' is an error. It should of course have been 1979.

I RECOMMEND that the motion of March 6, 1979 be amended so that Section 'B' reads:

- 'B. THAT borrowing authority be approved for the 1979 Sewers and Water Works programs, totalling \$8 753 000.' "

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

INFORMATION:3. Police Digital Communications System

The City Engineer and Chief Constable report as follows:

"At a meeting of the City Council on February 6, 1979, Alderman Rankin requested the City Engineer and Chief Constable report on the need to have computer terminals in Police cars. In response, the following report has been completed describing the background to the study, the overall communication plan, and the role of the terminals and other components of the Mobile Radio Data System (M.R.D.S.)

BACKGROUND

In June, 1971, Council employed the Systech Corporation to examine the City's communication needs for the next 15 years and to prepare a report on their findings and recommendations for a communication system plan.

A review of the projects recommended by the Systech report was carried out by the City Engineer, the Chief Constable, the Fire Chief, and the Director of Finance, and was submitted to the Standing Committee on Finance and Administration on May 4, 1973. This review stressed the urgency of required improvements to the Police communications system. Deficiencies in the existing Police communications system included:

- a. All requests by patrolmen for checks of lists of wanted persons, stolen vehicles, or stolen property could not be handled.
- b. Response to requests for service from the public and from patrolmen was often slowed resulting in complaints and increased danger to public and patrolmen.
- c. Records collected did not provide sufficient information on an up-to-date basis for planning efficient deployment of patrol resources.

To solve these problems, further study of the Communications Centre was recommended, particularly with respect to the use of a minicomputer. This subsequent study was initiated internally due to the urgency of improving the present operation and was carried out by members from both the Police and Engineering Departments.

On October 29, 1974, a comprehensive report on the review of the Police communications system was presented to Council which outlined a three-stage implementation procedure comprised of an improved manual system, a computerized Management Information System, and a digital mobile terminal system. Implementation is proceeding as follows:

1. Develop a manual system of dispatching to serve as long term backup to a MRD System. The manual system was implemented on 21 March, 1976.
2. Install a minicomputer system in the communication centre to provide basic Management Information and direct messages and checks to and from the police car terminals. The minicomputer was installed on 14 November, 1978 and is being tested.
3. Install a trial group of 12 mobile terminals in police cars followed by an additional 53 when the system is proven. Ten of these 12 terminals are installed and are being tested.

The report emphasized the desirability of staging implementation to provide back-up facilities and permit smooth transition into the City-wide mobile terminal stage (Stage 3). It is only when the entire patrol fleet is on the mobile terminal dispatch system that the dispatcher staff can be reduced and the savings can be realized. All three stages are necessary for the dispatcher system to operate efficiently, and effectively. The digital communications system was recommended because:

- a. The number of apprehensions of wanted persons will increase:
  - i. Digital radio messages are very difficult for criminals to monitor;

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Clause No. 3 cont'd

- ii. Direct and rapid access by the patrolmen to lists of wanted persons, stolen vehicles or stolen property will permit faster checking of suspects; and
- iii. Detailed management data will be available to aid field supervisors in deployment of patrolmen.
- b. The workload of dispatchers will be reduced significantly. Status updates and checks of lists of wanted persons and stolen vehicles can be done directly by patrolmen using their terminals; these account for over 60% of the dispatch traffic. Staff can be reduced by two during peak load periods. The labour costs of this system are on the order of \$ 99 000 less than in the MANUAL system.
- c. The safety of patrolmen will be increased.
  - i. Each vehicle can be checked to assess the potential of a dangerous situation before it is approached since the officer does not have to wait for a dispatcher to check the lists; and
  - ii. The digital terminals are equipped with an emergency button which provides an audible alarm to the dispatcher.

The estimated incremental cost of the DIGITAL system over the MANUAL system was \$ 50 000 per year which was less than a 1% increase in the cost of operating the Patrol Division: with inflation and Federal cost sharing, the DIGITAL system is likely going to be less expensive than the MANUAL system. The Police Department estimated that the DIGITAL system would increase productivity of patrolmen by approximately 10%. The DIGITAL system will permit a ten-fold increase in number of checks whereas any expansion of the MANUAL system would require an additional radio channel and additional dispatchers further reducing the cost difference between the MANUAL and DIGITAL systems.

Prior to the City embarking on the second stage of the program of installing a mini-computer in the Police Station, the Canadian Police Information Centre, in conjunction with the Communications Research Centre (C.R.C.) of the Federal Government, entered into a nation wide study of mobile digital communications needs of Canadian Police Forces. Upon request of the Director of C.P.I.C., the Vancouver Police Department withheld any implementation of digital communications until results of the Federal study became available.

The culmination of the Federal study consisted of installation of a demonstration digital communications system in a major Canadian city.

A local systems contractor, Macdonald, Dettwiler and Associates (M.D.A.) was chosen by the Federal Project Office to develop and install the pilot system.

Following application to the Federal Project Office, the Vancouver Police Department was selected as the location of the test system. On December 9, 1976, Council agreed to the test program and approved M.D.A. as suppliers of a digital communications system for the Vancouver Police Department.

Advantages to the City's involvement in the installation of this prototype system included:

- a. System software was provided to the City at no charge; the Federal Government paid more than \$ 600 000 for all software development costs.
- b. The Federal Government contributed \$ 50 000 towards the purchase of the equipment for the Vancouver Police Department.

CURRENT SITUATION

Following extensive tests in M.D.A.'s plant, the system was installed in the Police Department on November 14, 1978, and is presently in operation in the downtown policing district with ten mobile data terminals. The system is presently undergoing extensive in-service tests by the Engineering and Police Departments assisted by the Federal Project Office.

Officer acceptance of the system has been very good; a significant increase in checks has resulted in additional arrests.

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Clause No. 3 cont'd

Following acceptance of the present installation, the M.R.D. System will be expanded on a district by district basis over the next year until the full complement of 65 terminals is implemented and the dispatcher savings can be realized. Funds for the City-wide digital communication system have been previously approved: - \$400,000 in the 1974 Supplemental Capital budget, plus \$400,000 in the 1975 Supplemental Capital Budget. City costs to date have been \$ 510,000. Final costs will be reported when the additional terminals are purchased.

In summary, the three stages of upgrading the Police Communication system, begun in 1971, have been aimed at improving Police productivity, security, and responsiveness. The use of terminals in the police cars combined with a mini-computer will reduce the dispatcher workload.

Without the terminals in the cars, dispatcher staff could not be reduced; the time to respond to enquiries in the field would be drastically increased, and information on officer activities in the field would be reduced. Only if all components of the communications system are operational can the improved efficiency, productivity, and safety of the patrolmen be realized."

The City Manager submits the foregoing report of the City Engineer and Chief Constable to Council for INFORMATION.

RECOMMENDATION:

4. City of Vancouver Debenture Issues 1979

The Director of Finance reports as follows:

"The City of Vancouver has not had an external Debenture Issue, either private placement or public issue, since the Fall of 1976.

The backlog of borrowing necessary to cover expenditures to date plus the balance of the needs for 1979 total \$36 million. \$20 million of this needs to be financed externally at this time and the balance can be financed internally during 1979.

For Council's information the last three City bond issues were 1974 - \$15 million in Canada, 1975 - \$20 million in the U.S., 1976 - \$15 million in Europe (U.S. dollars).

We have been consulting with the City's fiscal agents, A.E. Ames & Co. Ltd. and others, and indications are strong that the City should move now to market its external debenture requirements for 1979 as bond market conditions are very unlikely to be any better in the next six to twelve months.

The timing of a Debenture Issue is always a judgment decision. Numerous extremely complicating factors in the market places right now make the judgment that much more difficult. Some of these factors are as follows:

1. The most severe factor is the uncertainty of inflation. U.S. inflation experience is extremely bad right now and looks to be getting worse. The Canadian experience is better but neither one can be said to be good. This causes high interest rates and uncertainty on the part of lenders regarding the future of interest rates.
2. The U.S./Canadian interest rate differentials have shrunk to a very small amount and this suggests strongly that our issue should be in Canadian dollars rather than in the U.S. dollars.
3. The U.S./Canadian currency situation is another complicating factor. Normally, given the low level of the Canadian dollar, it would be advantageous to borrow in U.S. dollars, but only if there was a worthwhile interest rate differential between the two markets. This differential has almost disappeared.

Clause No. 4 cont'd

4. The Federal Government's financing needs over the next two years are going to be extremely high and will have a crowding-out tendency in the markets.
5. The buildup in Crown Corporation financing and the corporate borrowing calendar is starting to appear and will cause a further crowding effect as time progresses.

Specific Needs

Aside from the debentures to be financed internally, the City requires:

1. Borrowing authority previously approved by City Council:

Sewers:        \$5 million

Water:        \$5 million

2. The 1977-81 Five Year Capital Program:

Streets:       \$10 million

Action at this Time

We seek at this time Council authority to proceed with the borrowing of \$20 million under previously authorized borrowing authority (Council Authority and Five-Year Plan Authority) and authority for the Director of Finance, City Manager, and Chairman of the Finance and Administration Committee to make the final decision on timing of the issue, interest rates, and the structure of the issue (serial bonds vs. sinking fund bonds etc.). This has been normal practice in the past because when the decision is made to go with the issue we must move very fast.

RECOMMENDATION

- A. THAT the City proceed to market \$20 million in City of Vancouver Debentures for the purpose of sewer works, water works, and streets.
- B. THAT the Director of Finance be empowered to act to instruct the fiscal agents to proceed, after consultation with the City Manager and the Chairman of the Finance and Administration Committee or if one of them is not available, the Mayor. This would commit Council to passing the appropriate borrowing By-law (prepared by the Director of Legal Services) shortly thereafter."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

5. Heating Costs, 517 Hamilton Street

The Director of Civic Buildings reports as follows:

"The City owned building at 517 Hamilton Street is a two storey structure. The first floor contains offices occupied by City Staff, the second floor is the City operated Hamilton Hotel containing 19 rooms. The building is presently heated by the Central Heat Distributing Company. Domestic hot water is oil heated for the hotel and electrically heated for the offices. Central Heat costs have risen considerably over the past few years resulting in heating costs for 1978 of over \$5,000.

Alternative heating methods have been investigated, economical heating for this building would be a natural gas hot water boiler, with a natural gas fired domestic hot water heater. Anticipated savings will be in excess of \$2,000 annually for a pay back in 3½ years. Estimated costs for installation are as follows:



Clause No. 5 cont'd

Supply and install boiler	3,700.00
Supply and install domestic hot water heater	\$ 45 .00
Installation of meter	\$55.00
Renovation of boiler room, concrete pads etc.	<u>\$600.00</u>
	<u>\$6,600.00</u>

The Director of Finance advises that if Council approves this report, \$2,640.00 would be available from Contingency Reserve and \$3,960.00 from the Property Endowment Fund.

It is therefore recommended that Council approve the expenditure of \$6,600.00 at 517 Hamilton Street so that a natural gas fired system can be installed."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Civic Buildings be approved.

6. Homeowner Grants for Co-operatives

The Director of Finance reports as follows:

"For some years now, co-operative housing developments have been receiving the Provincial homeowner grant. Because of a checking process initiated as the result of a new co-operative requesting homeowner grant clearance, it appears that some co-operatives are not entitled to homeowner grants under the Homeowner Grant legislation as it presently exists. There is a possibility of nine co-ops falling in this category.

In any multiple family dwelling which is not a Strata development, the only premises which are entitled to a grant are those which fall within the definition of 'owner-occupied apartment building'. If a development comes within that definition, then the owner is entitled to receive a grant for each 'eligible apartment residence', which is also defined.

The problem which became apparent when the new co-op applied for a grant, (and which may be equally applicable to the other eight similar co-ops in the City) is that the new co-op does not come within either of the aforementioned definitions. It does not come within the definition of 'owner-occupied apartment building' because the Memorandum of Association does not stipulate that the building 'shall be owned and operated exclusively for the benefit of shareholders in the corporation who are occupants of the building ...'. An individual suite would not qualify as an 'eligible apartment residence' unless the occupant was in a position where he does 'own capital stock in the corporation equivalent in value to the capital value of the suite'.

This matter is wholly within the jurisdiction of the Province, but your staff are of the opinion that the Provincial Government should be requested to change the Homeowner Grant legislation to permit owner/residents of co-operatives of this kind to qualify for the normal homeowner grant.

It is somewhat difficult for your staff to be highly specific as to what the changes should be as it is a Provincial policy matter and we are of the opinion that the request to the Province should be to broaden it to reflect the realities of co-operative living, in place of the present definitions in the legislation.

It is therefore recommended:

THAT Council request the Provincial Government to change the Homeowner Grant legislation as soon as possible to enable this type of co-operative to qualify for the homeowner grant."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

MANAGER'S REPORT, MAY 11, 1979 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Request to Assign Two Leases - R. E. Porter Ltd.

The Supervisor of Properties reports as follows:

"The City is presently leasing to R.E. Porter Ltd., two sites, legally described as Lots 7 and 8, Block 122, D.L. 541, situated on the east side of Howe Street between Beach and Pacific Avenues and Lots 2, 3, and 4, Block 123, D.L. 541, situated on the south-east corner of Pacific Avenue and Granville Street. The two leases expire on May 10, 1980 and August 31, 1980 respectively.

The two sites have been developed by the lessee to provide off-street parking in connection with his property at 811 Beach Avenue. In October, 1977, R.E. Porter Ltd. was placed in receivership, however, the appointed Receiver-Manager guaranteed rental payments and the accounts have been maintained in good standing.

The Receiver-Manager has now advised that he has received an offer to purchase 811 Beach Avenue subject to the two City leases being assigned to the purchasers. As a result, the Receiver-Manager has requested the City's consent to assign the leases to Black Top and Blue Cabs (1960) Ltd.

It is therefore recommended that the request to assign the leases of Lots 7 and 8, Block 122, D.L. 541, and Lots 2, 3, and 4, Block 123, D.L. 541, to Black Top and Blue Cabs (1960) Ltd. be approved, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 71  
FOR COUNCIL ACTION

MANAGER'S REPORT

123

B

4th May 1979

TO: City Council

SUBJECT: Community Services Centre Development Program -  
Champlain Heights

CLASSIFICATION: Recommendation

The Champlain Heights Project Manager reports as follows:

"BACKGROUND

The 1974 Champlain Heights Areas E and F Implementation Plan designated a site of approximately 11.33 hectares (28 acres) for development as a community services centre. In this plan the types of uses to be developed on the site included parks, playfields, community recreational facilities, social service offices, a K-12 school, two gymnasiums, an auditorium, ice rink, swimming pool and local convenience shops and offices.

The program we are now working with has been scaled down somewhat due to several factors - these include the declining enrolments, limited parks and recreational development capital and a general attitude of proceeding incrementally and building facilities over a longer period of time as demand and dollars are available.

Some of the park and recreational areas like the tennis courts and jogging trail have been constructed - other areas like the Look-out Park are currently under construction.

Planning for the 'community recreation building' has been underway for some time and is well advanced. Designs have been prepared which are now being reviewed by the various parties involved. Subject to receipt of a Provincial Recreational Assistance Fund grant, the construction of this component should begin this fall.

If the community centre and school were the only facilities to be constructed on the site, the development procedure would be relatively straightforward as the site is now zoned RS-1 and community facilities and schools are permitted uses within this zone, however, as this has been designed as a multi-use site, involving commercial uses, the procedure is somewhat more complex. Specifically, because the plans contemplate development of retail stores and office space, a rezoning is required. The plans also contemplate installation of a dedicated roadway necessitating a subdivision. As a part of this process a "concept plan" has been prepared to guide development of the site and it is recommended that the property be rezoned in accordance with this "concept plan".

The rezoning process takes approximately 6-8 weeks largely due to the amount of time required to adequately notify area residents and prepare the necessary documentation. Such a timetable will permit adequate notification and processing of material; and at the same time it will enable us to complete the process before the summer months when significant public hearings and evening meetings are discouraged.

PURPOSE

The purpose of this report therefore is to present Council with a draft 'concept plan' and to request approval for taking the plan and accompanying rezoning to a public hearing. The draft plan is attached as Appendix A.

This report identifies each component of the plan and presents a brief description of its purpose. The attached 'concept plan' shows these uses in relationship to the overall site and establishes appropriate parameters to guide development.

/.....

1. Community Recreational facility: development of approx. 1,858 sq.m. (20,000 sq.ft.) of recreational space is planned - this building will include a multi-purpose meeting room, an arts/crafts room, a lounge, an exercise room, four ball courts, change rooms and lockers as well as space for general administration.
2. Schools: With the School Board experiencing declining enrolments in other areas of the City, the school facilities to be constructed on site were reduced from those shown in the 1974 Implementation Plan. This plan projected a comprehensive school development encompassing K-12 plus associated support facilities such as gymnasiums and an auditorium.

The present plans project an elementary school or an elementary annex only, however, should the demand arise space is available for construction of a full elementary school and a middle school. The School Board deferred making a decision with respect to construction of any new school facilities in this area until the school demand is reviewed in the late summer or early fall.

In order to meet the potential demand the Board has requested that the City reserve an eight acre site for a period of three years. This reserve began January 1st 1979 and expires December 31st 1981. If school facilities are not constructed on this site then staff will report back at the end of the three year reserve period on possible alternate uses for this land.

3. Local convenience shops and offices: The 'concept plan' proposes up to a maximum of 1,394 sq.m. (15,000 sq.ft.) of shops and offices. The type of shops envisioned would be those serving the specific needs of the immediate neighbourhood and could include such uses as a convenience food store, drugstore; neighbourhood pub/restaurant/coffee shop; beauty shop/barber shop; laundromat; dry cleaners etc.

Local offices could include doctors, dentists, lawyers or accountants etc.

It is proposed that two parcels of land be subdivided to accommodate the commercial facilities - one for the shops and a second for the offices. This would permit us to market the two components individually or as a package. It is suggested that these parcels be tendered on the basis of a 60 year prepaid ground lease. The sites may include sufficient land to accommodate the buildings, pedestrian and vehicular circulation and parking, however, other land use options are open and are being investigated by staff. Details of the marketing plan will be presented to Council for approval following completion of this rezoning and subdivision process.

4. Public Medical Health and Social Service Offices: The Health Department and the Ministry of Human Resources have both indicated a strong interest in establishing offices in this area. In the original plan and throughout the current development, the presence of these offices was felt to be a very important component in the overall Community Services Centre.

The actual construction of the offices will depend on the respective departments or Ministry's success in obtaining funds for such a development. For our purposes at this time it is simply necessary to designate the approximate space required, the location and the use. The combined offices in this category could amount to approximately 1,858 sq.m. (20,000 sq.ft.) of built space. Because of the nature of this development and the probable fact that a private builder would develop the space for the public health unit and the social service offices, it will be necessary to subdivide a site large enough to accommodate these functions. Marketing should be consistent with the local convenience shops and offices; that is to say it should be tendered on the basis of a 60 year prepaid ground lease. Timing will depend on the departments' ability to secure approvals and to obtain funding. These will be the subject of later reports to Council following completion of the rezoning process.

5. Roadways: It was intended to connect the various parking lots on this site together. This connection provided a link through from Butler Street to Champlain Crescent. During discussions on the development of this site and the neighbouring Captain Cook park site to the north, there appeared to be an opportunity to consolidate the local traffic patterns with a road through the Community Service Centre site adjacent to the various buildings. This decision would enable us to leave Rosemont closed. During past discussions in the community, it would appear that there is some opposition to opening Rosemont for traffic. The Community Service Centre circulation patterns have been discussed with staff and they seem to have general support. The advantages of such a proposal are that:
  - i) It will provide direct transit services to the community facilities.
  - ii) It will permit closure of Rosemont to traffic which will result in a more integrated development plan between the Community Services site and Captain Cook park.
  - iii) It will provide better access to the proposed Community Centre facilities.
  - iv) It will reduce the possibility of east/west through traffic using this as a short cut from Burnaby or other parts of Vancouver south.

As this will be a City road, a separate parcel will have to be subdivided and dedicated.

6. Other recreational facilities: The overall site has been designed to accommodate an outdoor swimming pool and an ice rink at some future date if funds are available and a demand exists. Location of these facilities are shown on the concept plan.
7. Other general facilities: The site has the capacity to accommodate such other uses as day care, neighbourhood house, library etc. These have not been located on the plan at this time but they will be listed as permitted uses in order to provide flexibility in the future should such a use be needed.

Discussions have been held on several occasions with the Champlain Heights Advisory Committee to review plans for this site. November 20th 1978 a public information meeting was held to examine plans for the site.

The material contained in the proposed rezoning will be reviewed by the C.H.P.A.C. at their meeting May 14th and if it is felt that a wider review is necessary, another information meeting could be held prior to the public hearing.

#### SUMMARY

In order to advance overall development on this site, it is necessary to rezone from the present RS-1 District to a CD-1 Comprehensive Development District. The Project Manager would like to progress the retail and office develop concurrently with the construction of the recreation facilities. These latter facilities are programmed to begin during the fall. To meet this timetable the site must be rezoned before the end of June.

In view of the foregoing the Project Manager recommends:

- A. THAT the Concept Plan together with this report be approved for the guidance of the Director of Planning in the preparation of a draft CD-1 By-law for the Champlain Heights Community Services Centre.
- B. THAT the Director of Planning be instructed to make application to rezone the Champlain Heights Community Services Centre site from RS-1 to CD-1.
- C. THAT this matter be referred direct to a Public Hearing.

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved

DATE 1979 05 04

TO: Vancouver City Council

SUBJECT: Summary Report: Rezoning Application - Proposed  
Text Amendment to Arbutus Club CD-1 By-law No. 4085

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of 1979 05 04 has submitted a report on the above subject. In summary he states:

"An application has been received from Mr. F.B. Barker, President of the Arbutus Club, requesting an amendment to Zoning and Development By-law No. 3575 whereby CD-1 By-law No. 4085 would be amended to increase the permitted floor space ratio from 0.45 to 0.60 for the purpose of:

Construction of a facility for indoor tennis, racquetball and squash courts, for the Arbutus Club at Nanton Avenue and Arbutus Street.

The proposed facility would provide four below-grade tennis courts, two squash courts, two racquetball courts and a storage room (future change rooms), all located below four outdoor (above-grade) tennis courts. The facility would be located on the southwest corner of the site in place of the four existing outdoor tennis courts.

By-law No. 4085, being an older CD-1 By-law, restricts development of the Arbutus Club lands only with respect to use. All provisions governing the physical development which may be permitted have been established by resolution of Council. In order to update By-law No. 4085, making it consistent with more recent CD-1 By-laws, it is recommended that provisions of floor space ratio and off-street parking be incorporated into the By-law by amendment.

An increase in the permitted floor space ratio from 0.45 to 0.50 to permit the proposed new facility, increasing the floor space ratio from 0.379 to 0.492, is considered appropriate. However, concern must be raised with regard to the height and screening of the proposed facility and the adequacy of off-street parking to serve the Arbutus Club. The off-street parking situation might be alleviated by ensuring that spaces for 34 automobiles are available on the southeasterly tennis courts, as previously required, during the Club's peak season from October 1st to April 30th of each year.

#### RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the matter be referred directly to a Public Hearing:

1. That the application requesting an increase in allowable floor space ratio from 0.45 to 0.60 be not approved.
2. That an increase in allowable floor space ratio from 0.45 to 0.50 be approved, thereby permitting development of the proposed racquets facility substantially in accordance with the plans submitted.
3. That provisions governing floor space ratio and off-street parking be incorporated by by-law into the CD-1 By-law for the Arbutus Club lands (By-law No. 4085); and
4. That the 34 additional parking spaces on the southeasterly tennis courts, to be required on an annual basis from October 1st to April 30th, be incorporated as a provision within the CD-1 By-law."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 71

D

## Manager's Report

DATE: May 7th, 1979

TO: Vancouver City Council  
 SUBJECT: Orpheum Lobby Expansion  
 CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

BACKGROUND

In 1975, Council approved the purchase and renovation of the Orpheum, at a total cost of:-

Purchase	3.904 Million
Renovation	3.419 Million
TOTAL	<u>7.323 Million</u>

This was ultimately raised as follows:-

City of Vancouver	4.558 Million
Federal Gov't.	2.000 Million
Public & Lottery	.432 Million
Province	.333 Million
	<u>7.323 Million</u>

From the beginning of this project, it was recognized that the lobby space would be very inadequate by present-day standards, and this has indeed been found to be the case:

- There is extreme congestion in the lobbies making particularly the elderly patrons uncomfortable and apprehensive.
- There is inadequate space for coat checkrooms, and for refreshments.
- There are insufficient washrooms.
- There is no elevator and facilities for handicapped are inadequate.

The agreement with the Federal government which resulted in their \$2 Million grant included a commitment by the City to "use its best efforts to ensure that by Nov. 25, 1978 the lobby space for the theatre shall be enlarged to not less than 15,000 sq. ft."

On January 11, 1977 Council agreed to purchase for its Property Endowment Fund the properties between the Orpheum and Smith Street for \$350,000. The buildings on that site have been leased on a month-to-month basis.

In 1977 Ron Nelson, of Thompson, Berwick, Pratt & Partners, the architects for the Orpheum restoration, provided rough sketches and plans for a possible addition which would remedy all the defects listed above, and would link into the existing lobbies at three levels. An additional lowest level, slightly below grade, can be used as a restaurant/pub which would also service the bars in the lobbies. This would be commercially profitable and pay for its own share of the capital costs.

Brooks Wedge and Associates estimated the costs of construction at 1.65 Million, based on a June 1977 starting date. Based on a March 1980 date, the costs would be close to 2.0 Million, or 2.5 Million including the purchase price of the site, and fees.

Excluded from this estimate is the cost of furnishings, which will be needed late in 1980. Costs of these are now estimated at \$50,000 and will be reported to Council in 1980.

These costs were communicated to the Symphony Society and the Community Arts Council. In view of Council's having provided the largest share of the costs of acquiring and renovating the main theatre, they were advised to look elsewhere for funds for the lobby addition.

The Community Arts Council agreed to undertake a fund raising drive from corporations and from the public for a total of \$750,000 and the Vancouver Symphony Society agreed that part of that sum could be raised in the form of a ticket surcharge for a limited period, applying to all users of the Orpheum and averaging 25¢ per ticket.

On that basis the Mayor, on behalf of the City, the Vancouver Symphony Society and the Community Arts Council, approached the Province on December 19, 1978, requesting a provincial contribution.

On May 4, 1979, the Mayor received a commitment from the Hon. Hugh Curtis, that the Province will contribute, out of the lottery funds, the sum of \$400,000 unconditionally, plus \$600,000 to match the fund raising drive, for a total provincial contribution of \$1 Million.

This would permit the project to go ahead if a) the City were willing to contribute the site, now held in its Property Endowment Fund and b) the City can find a tenant for the restaurant/pub in the lower level who would contribute \$400,000 towards the capital costs as pre-paid rental. (Alternatively, the lessee should finance his furnishings and equipment and agree to an annual lease sufficient to make an investment by the City of \$400,000 commercially viable.)

The total budget for the addition would then be contributed as follows:

City (site)	350,000
Fund-raising	750,000
Province	1,000,000
Commercial space	<u>400,000</u>
	2,500,000

#### RECOMMENDATIONS

To permit the project to proceed, it is RECOMMENDED that Council authorize the following steps to be taken:

- A) Termination notices be given to the tenants in the buildings on the site between the Orpheum Theatre and Smithe Streets.
- B) The above buildings be demolished.
- C) The site be removed from the Property Endowment Fund and made available for the project.
- D) Thompson, Berwick and Pratt, the architects for the Orpheum restoration, be appointed as architects for the lobby expansion.
- E) A users' committee be set up to work with the architects, consisting of the following or their representatives:
  - City Manager
  - Director of Civic Buildings
  - Manager of Civic Theatres
  - Civic Theatres Board
  - Manager, Vancouver Symphony Society



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- F) Accept the offer of the Community Arts Council to launch a fund-raising drive from private and public sector.
- G) Accept the offer of the Vancouver Symphony Society to levy a ticket surcharge (averaging 25¢ per ticket) commencing in 1980, and impose this on all events in the Orpheum until, together with funds raised under (F), the total amounts to \$750,000.
- H) Seek proposals from restaurant operators for the long-term lease of the lower floor and the servicing of all the bars, preferably in the form of a prepaid lease which can be applied to the capital costs, recognizing that if the prepaid lease is not possible the City will need to invest an additional \$400,000 in the project, to be recovered with interest, through leasing revenues.
- I) Authorize the preliminary costs (demolition, architects' and consultants' fees) to be charged against the unconditional Provincial \$400,000 contribution.
- J) Request the Director of Finance to report to Council, before construction tenders are called, on the total financing available, the projected cash flow, and the need, if any, for some interim financing.

FOR COUNCIL ACTION SEE PAGE(S) 71

MANAGER'S REPORTDATE May 4, 1979

TO: Vancouver City Council

SUBJECT: Local Improvements by "Petitions"

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The City Engineer reports as follows:

"First Step, Petition Projects"

As required by the Local Improvement Procedure By-Law, projects for:

- Pavements & Curbs, Higher Zoned
- Pavements & Curbs, Local Residential
- Lane Pavements
- P.C. Concrete Sidewalks
- Speed Deterrent Bumps

shown on the attached schedule dated May 4, 1979 are advanced to Council 'by Petition'.

Old Rate - One lane pavement petition project should be dealt with under the old cost formula; the original petition request was received prior to February 15, 1978 but, experienced delay in being processed and approved.

This will require special relief under Section 67 of the By-Law (which requires affirmative votes of two-thirds of all the members of Council.)

CAPITAL FUNDS - The projects have been divided into two groups - 'A' and 'B'

Group 'A':

Funds for the City share of speed deterrent bumps, P.C. Concrete sidewalk, pavement and curbs - local residential, lane pavements - local residential are available in already approved capital budgets.

The City's share of the cost for Higher Zoned streets has already been approved in the 1979 Basic Capital Budget except for \$80 000. This amount we expect to be covered by anticipated defeats by property owners. If these defeats do not materialize, funds would have to be advanced from future years. Approval to advance \$80 000 should this occur is requested.

Group 'B':

As was explained in the presentation of the Basic and Supplementary Capital Budgets, the funding for the lane paving program comes largely from Supplementary Capital. The size of the program depends on the number of petitions submitted by the taxpayers and the last month of petition receipts has to be estimated.

Estimates for the Supplementary Capital Budget were based on petitions received at the beginning of 1979 plus an allowance for those expected by the deadline date. A flurry of activity prior to the deadline date resulted in an additional 40 petitions rather than the 10 expected. The cost to the taxpayer has been increased to reduce the impact on Supplementary Capital funds as directed by City Council and this has been effective but the reduction was over estimated. The June Court of Revision thus represents a total of 90 petitions submitted by taxpayers rather than the 60 predicted. The demand for dust and pothole elimination continues to be an important matter to property owners and to defer the program would result in many complaints.

Funds are not available in the current budget for the City share of "lane pavements - local residential" and "pavement and curb - local residential", listed in this group. These will require additional Supplementary Capital in the amount of \$238 000. To deal with these "extra" petitions, we submit that Council consider undertaking the projects in Group 'B' and approve an additional \$238 000 in Supplementary Capital.

The Provincial Community Services Grant applications now being processed will result in some freed-up funds which could be directed to make up the shortfall in Supplementary Capital. When these funds are available, we would recommend that they be directed towards the lane paving program.

Even with the unexpected last minute activity, the total lane paving program presented here is less than last year's total program. If the funding of Group 'B' is deferred until 1980, a large increase in funds will be required next year as the petitions received through the remainder of this year would also be deferred. We recommend that the Group 'B' projects be funded this year to avoid over-burdening next year's budget and also to avoid complaints from taxpayers expecting their projects to be completed this summer."

## Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated May 4, 1979.

The estimated total cost of the improvements (Group 'A') is \$1 614 552; the City's share of the cost is \$1 016 750.

I have to report that the necessary financial arrangements can be made to carry out this work subject to the approval of an increase in 1979 Basic Capital for Higher Zoned streets, in the amount of \$80 000. This does not require the provision of additional funds but merely advances a portion of Streets five-year plan authority from future years.

The estimated total cost of the improvements (Group 'B') is \$397 287 and the City's share of the cost is \$238 040. The City Engineer is recommending approval of funds from the unallocated 1979 Supplementary Capital Budget to cover the City's share of the cost.

So far in 1979, Council has approved a Streets Capital Budget totalling \$6 398 615 with \$5 296 375 coming from the Basic Capital Budget and \$1 102 240 coming from the Supplementary Capital Budget. As of the date of this report, the unallocated balance in the Supplementary Capital Budget is \$1 178 000 and reports dealing with the following items are currently being prepared for Council's Consideration:

Local Improvements (this report)	\$ 238 000
Kiwassa Neighbourhood House	39 000
West Health Unit	60 000
Indian Centre	300 000
Library Circulation System	442 000
Champlain Heights Branch Library	125 000
Stanley Park - Sewer Work	175 000
Cambie Bridge	800 000
<b>TOTAL</b>	<b><u>\$2 179 000</u></b>

The \$238 000 requested by the City Engineer to meet 1979 petitions for street and lane works in this report must be considered in relation to the other demands listed above. If it is not approved at this time, there will be insufficient time before the June Court of Revision and these works would be delayed for a year. Accordingly, this is referred to Council for Consideration.

## RECOMMENDATION & CONSIDERATION

The City Engineer and the Director of Finance RECOMMEND undertaking the projects referred to in Group 'A'; and RECOMMEND that:

- The reports of the City Engineer and Director of Finance be adopted together with details of the Second Step Report on file in the City Clerk's office.
- Special relief be given on Item 70 because of the administrative delay so that it is treated as though filed prior to August 1, 1978. (2/3 majority required.)

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- c. The following be designated as School Collector Streets for the purpose of Part 1 of the Local Improvement Procedure By-Law:
- Balaclava from 15th to 16th Avenues
  - Maple from 2nd Avenue to L/S 2nd
  - Moscrop from Joyce to Hoy
  - Penticton from Turner to L/S Hastings
  - Renfrew from Broadway to a point 194 feet south
- d. The City owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- e. Council approve an increase in the 1979 Basic Capital Budget for the City share of Higher Zoned Streets of \$80 000 less the City share of the Cost of defeated projects.
- f. The projects listed in the attached "Schedule of Local Improvement Projects" dated May 4, 1979 be brought before the Court of Revision already scheduled for 7:30 p.m. Thursday, June 14, 1979.

The City Engineer and the Director of Finance submit for CONSIDERATION of Council the approval of the projects and the \$238 000 in 1979 Supplementary Capital to cover the City's share of petitioned street and lane works listed in Group 'B'. If these projects are approved, they will be advanced to the June Court of Revision and constructed this year."

The City Manager RECOMMENDS the Recommendations of the City Engineer and the Director of Finance be approved and submits projects in Group 'B' for Council's Consideration.

FOR COUNCIL ACTION SEE PAGE(S) 12

**DISTRIBUTED MONDAY**

**F** 133

MANAGER'S REPORT

DATE May 14, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Gastown Street Closure

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"The purpose of this report is to inform Council that the Gastown Historic Area Co-ordinating Committee Society have requested permission to hold an event called the Gastown Fiesta. City Council's consideration is necessary since the event was not approved with the 1979 event calendar.

The application for the Gastown Fiesta was received by the City on May 9, 1979. As the dates of this proposed celebration are May 20 and 21, 1979, the application was refused due to the failure of the organizers to meet Council approved FEST guidelines calling for 90 days advance notice. The City was informed that a letter dated April 16, 1979 had been sent confirming the Gastown Fiesta and other proposed Festival dates for 1979 and that the event was planned. A check of incoming mail registry showed no record of such a letter being received. In view of the foregoing, a special FEST Committee meeting was called to discuss the proposed events with a representative of Gastown.

The FEST Committee can deal with this event, but in doing so, must contend with many problems. The Engineering Department is experiencing a shortage of staff time to prepare the necessary plans and co-ordinate them with outside work crews. To accommodate this event on short notice means staff must incur added costs.

B.C. Hydro representatives will do everything possible to cope with this short notice and must revise their schedules which have been prepared for the long weekend.

The Health Department and the Liquor Control and Licensing Branch will meet with the applicant to finalize details concerning food and liquor.

The Police Department will experience the most severe problems as their personnel were fully utilized during the weekends of the Marathon Road Race and the Granville Mall Bed Races. Also, they have a prior commitment for Sunday, May 20, 1979 and the Gastown Fiesta will tax their manpower to the limit and result in scheduled leaves being changed. In addition, there is no provision in their budget for the unscheduled calling out of reserve police officers to be present at this event.

These issues were discussed at the FEST meeting and the Committee agreed to proceed provided the applicant pays normal Engineering costs and all Police Department costs. This arrangement is acceptable to the applicant.

The FEST guidelines are intended to help event organizers and civic staff process events in the most efficient way possible. In this case, scheduled work and manpower allocations must be revised to accommodate the event. The FEST Committee is concerned that the original intent of the Committee will be eroded if exceptions are made to the guidelines by approving applications on such short notice. In this case only, justification for approval of the Gastown Fiesta is the apparent breakdown in communications since the April 16 letter was not received.

- 2 -

IC 63-MLH-75

Should Council approve the applicant's request to hold this Gastown Fiesta event on May 20 and 21, 1979 from 10 a.m. to 10 p.m., such approval should be subject to the following conditions:

- 1) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
- 2) Any food concessions be approved by the Health Department.
- 3) The costs of any street cleaning required over and above normal street cleaning be borne by the applicant.
- 4) The costs of temporary traffic controls and the necessary police officers be borne by the applicant;
- 5) All necessary permits be obtained prior to the event.

Further if Council agrees to the sale of alcoholic beverages on the street, the Provincial Liquor Control and Licensing Branch be so advised."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 72 & 73

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

I

APRIL 26, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 26, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Gerard, Acting Chairman  
 Alderman Marzari  
 Alderman Little

ABSENT: Alderman Bellamy  
 Alderman Rankin

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee Part Report dated April 5, 1979 and the Minutes of the April 12, 1979 meeting were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Progress on Care Facility - Champlain Heights

The Committee, on April 5, 1979, after hearing of problems associated with the development of an intermediate care home in Champlain Heights, passed four recommendations including:

"THAT the Champlain Heights Development Consultant report back to the Community Services Committee in two weeks on progress toward construction of the Champlain Heights intermediate care home."

The Committee had before it a memorandum dated April 18, 1979, in which Champlain Heights Assistant Project Manager J. M. Egan reported as follows:

'Late yesterday afternoon, Tuesday, 17th April, a letter was received from C.M. & H.C. by Kenneth Lee, Architect for the Champlain Heights Care Facility, which informed him that despite concerns on the matter of "cost" and "travel distance", preliminary drawing submitted April 12th were "acceptable in principle" and that the architect was "authorized to proceed with working drawings". Additional comments on the design and layout of a detailed nature were also made:

e.g. "provide second exit from locker room area".

On Thursday, 12th April, the Urban Design Panel commented favourably on the proposed development recommending approval.'

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 April 26, 1979

(I-2)

Clause No. 1 Continued

Mr. Egan appeared before the Committee and during brief discussion explained that the Committee's consideration on April 5th of the Champlain Heights intermediate care home did result in a rapid review of the project by Central Mortgage & Housing Corporation and the architect now has the go ahead to prepare working drawings.

It was

RECOMMENDED

THAT the memorandum dated April 18, 1979 from the Champlain Heights Assistant Project Manager regarding the Champlain Heights care facility, be received.

FURTHER THAT a letter of thanks be sent to Central Mortgage & Housing Corporation for expediting the approval of preliminary drawings for the Champlain Heights care facility.

2. Development Permits for Holding Bars - Progress Report

The Committee had before it for consideration a Manager's report dated April 19, 1979 (copy circulated) in which the Director of Planning reported on the number of holding bars and their seating capacities approved since Council, on January 23, 1979, authorized the Director of Planning to approve development permit applications for holding bars.

Mr. Al Floyd of the Development Permit Group of the Planning Department appeared before the Committee on this matter.

During brief discussion the Committee noted the number of liquor outlets in the City continues to proliferate; that 136 seats in holding bars have been approved since January 23, 1979.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated April 19, 1979, on development permits for holding bars, be received.

3. Grant Request - Dial-a-Dietitian Service

The Committee had before it for consideration a Manager's report dated April 11, 1979, (copy circulated) in which the Acting Medical Health Officer reported on the operation of the Dial-a-Dietitian Service which provides information for the community on food and nutrition.

The report noted the service handled 5,514 calls in 1978 and that a grant of \$1,680.00 to cover rent and telephone expenses is required to keep the service operating from April 1st, 1979 to March 31st, 1980.

During discussion, the Committee noted that the Manager's report contained a statement from the Comptroller of Budgets & Research that there is currently an uncommitted balance of \$20,381.00 in the community services grants budget and the Committee was reminded that Council's approval of various grants

Continued . . . .



Report to Council  
Standing Committee of Council on Community Services  
April 26, 1979

Clause No. 3 Continued

has now expended this balance. Any grant for the Dial-a-Dietitian Service would therefore have to come from contingency funds.

It was

RECOMMENDED

- A. THAT the Dial-a-Dietitian Service continue in its current role and present level of operation.
- B. THAT a grant of \$140.00 per month be approved for the period April 1st, 1979 to March 31st, 1980, as follows:

Rent	\$100.00 per month
Telephone	40.00 per month
	<hr/>
Total	<u>\$140.00 per month</u>

The meeting adjourned at approximately 1:50 P.M.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 73

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

APRIL 26, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 26, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Ford  
Alderman Kennedy  
Alderman Puil

ABSENT : Alderman Boyce

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated April 9, 1979, from Mr. D. McDonald, Zoning Planner, forwarding the monthly status report on rezoning applications for the month of March, 1979 (on file in the City Clerk's Office). Mr. R. Scobie, Zoning Division, detailed several of the items for the Committee.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of March, 1979 be approved.

2. Shaughnessy Hospital: Rezoning Policy Area

The Committee considered a report of the City Manager dated April 17, 1979 (copy circulated).

Mr. M. Pedneault, Associate Area Planner, advised that on February 20, 1979 Council approved recommendations of the Standing Committee on Planning and Development that the Director of Planning be instructed not to consider any rezoning applications from RS-1 in the Shaughnessy Hospital Area and that he report back on appropriate boundaries relating to this recommendation. The key area for hospital related development would correspond directly with proximity to Shaughnessy Hospital. The Director of Planning recommended the boundaries within which there should be no rezoning applications from RS-1 should be the area fronting on or bounded by West 24th Avenue, Cambie Street, Selkirk Street, West 37th Avenue and Kersland Drive.

The Director of Planning's report noted that in defining any policy area it should be made clear that this does not apply to those properties zoned other than RS-1 and it should not be construed to indicate that rezoning applications from RS-1 outside this area will necessarily be assured or viewed approvingly. The Director of Planning also recommended that he be instructed to bring to Council's attention any application made against this advice.

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 April 26, 1979

(II-2)

Clause No. 2 cont'd:

In answer to a question as to why the residential area adjacent to the bus depot from 41st to 37th Avenues was not included in the policy area, Mr. Pedneault advised that they had directed their attention to the area immediately surrounding the Shaughnessy Hospital.

Mr. J. Smith, on behalf of the residents of the area, requested that the residential area extending from the north side of 41st Avenue, from Cambie to Oak Streets up to 37th Avenue also be included.

The Committee,

RECOMMENDED

- A. THAT the Director of Planning advise applicants that Council has established a policy which does not support the rezoning of properties presently zoned RS-1 which front on or are generally bounded by West 24th Avenue, Cambie Street, Kersland Drive, West 41st Avenue, Oak Street, West 33rd Avenue and Selkirk Street.
- B. THAT the Director of Planning be instructed to bring to Council's attention any application made against this advice.

(Alderman Kennedy wished to be recorded as in favour of the Director of Planning's recommendations and opposed to the Committee's amended recommendation to include the area between 37th and 41st Avenues.)

3. Liaison Aldermen

The Committee considered:

- (a) Extract from the minutes of the Planning and Development Committee dated March 8, 1979 (copy circulated).
- (b) Extract from the minutes of the Vancouver City Council meeting of March 20, 1979 (copy circulated).
- (c) Letter dated March 20, 1979 from Mr. P. Malhuish, Oppenheimer Area Planning Committee (copy circulated).
- (d) Letter dated April 24, 1979 from Mr. K. Takeuchi, Oppenheimer Area Planning Committee (copy circulated).

After discussion the Committee,

RECOMMENDED

THAT Alderman Ford be appointed as Liaison Alderman to the Oppenheimer Area Planning Committee.

\* \* \* \*

The meeting adjourned at approximately 2:10 p.m.

\* \* \* \*

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION



April 26, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, April 26, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman H. Boyce  
Alderman M. Harcourt

ABSENT: Alderman D. Bellamy  
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of April 5, 1979, were adopted.

RECOMMENDATION

1. King Edward Avenue and Blenheim Street

The Committee considered a Manager's Report dated April 6, 1979, in which the City Engineer reported as follows:

"In December, 1978, City Council passed a motion which had been brought forward by the Transportation Committee which read as follows:

'...that the City Engineer report back following further meetings with the Lord Kitchener School Consultative Committee and other community groups in the area on traffic problems in the vicinity of King Edward Avenue and Blenheim Street.'

Since that time, the following actions have occurred at the intersection to improve the traffic conditions:

1. The ornamental hedge on the northeast corner has been cut down to improve visibility;
2. Additional pedestrian crossing signs have been installed on the median to further advise motorists of the crossing activity at this intersection;
3. Parking prohibitions have been installed on the approach to the crossings to increase visibility for approaching motorists.

The Department has contacted the Lord Kitchener Consultative Committee to schedule a meeting to discuss traffic conditions at this intersection. In discussions with an authorized representative, it has been determined that the Consultative Committee is now satisfied with the actions taken by the Engineering Department and does not wish to pursue the issue any further.

The City Engineer recommends that no further action be taken at this time relative to the intersection of King Edward Avenue and Blenheim Street."

Clause 1 continued

## RECOMMENDED

THAT no further action be taken at this time relative to the intersection of King Edward Avenue and Blenheim Street.

2. Bus Stop Spacing on MacDonald Street - 4th Avenue to Broadway

In a Manager's Report dated March 5, 1979 (circulated), the City Engineer reviewed the status of bus stop spacings on MacDonald Street between 4th Avenue and Broadway.

Following consideration of this report, the Committee

## RECOMMENDED

- A. THAT the bus stops on the west side of MacDonald Street at 5th and 7th Avenues, and on the east side of MacDonald Street at 8th and 6th Avenues be cancelled;
- B. THAT a bus stop be established on the west side of MacDonald Street at 6th Avenue, and
- C. THAT a bus stop be established on the east side of MacDonald Street at 7th Avenue.

3. Bus Stops Near Hudson Street at Marine Drive

The Committee had for consideration a Manager's Report dated April 18, 1979 (circulated), in which the City Engineer reported on the proposed relocation of bus stops in the vicinity of Marine Drive and Hudson Street. The review was initiated by a number of citizen requests for relocation of bus stops east bound on Marine at Hudson and southbound on Hudson at 72nd Avenue.

With the aid of diagrams and maps of the area, the Assistant City Engineer, Traffic Division, reviewed the proposed changes which would increase safety factors and involve minimal disruption to parking in the surrounding high density residential area.

## RECOMMENDED

- A. THAT a bus stop be established on the west side of Hudson Street at 73rd Avenue.
- B. THAT a bus stop be established on the west side of Hudson Street at the lane south of 71st Avenue.
- C. THAT the bus stop on the west side of Hudson Street at 72nd Avenue be cancelled.

\* \* \* \* \*

The meeting adjourned at approximately 3:40 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

April 26, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 26, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)  
Alderman Little  
Alderman Ford  
Alderman Gerard  
Alderman Marzari

CLERK: E. Bowie

RECOMMENDATION:

1. B.C. Table Tennis Association - Grant Request

The Committee had for consideration a letter dated April 15, 1979 from Mr. Don Marquardt, Management Committee Chairman of the B.C. Table Tennis Association (copy circulated) requesting a donation of \$500.00 to aid in the hosting and tournament expenses for the 34th Inter-Provincial Team Table Tennis Championships to be held in Vancouver on May 18-21, 1979.

The Committee

RECOMMENDED

THAT the request of the B.C. Table Tennis Association be not approved and, further, that the Parks Board, the Vancouver Aquarium Association, and the Museum and Planetarium Association be requested to consider issuing complimentary tickets to their facilities for participants of this competition.

2. Brockton Point Cricket Club - Grant Request

The Committee had for consideration a letter dated April 20, 1979 from the Brockton Point Cricket Club (copy circulated). This club has been invited to participate in a Canada wide club championship. They have requested assistance from the City to help defray costs of travel, accommodation, etc. to and from game sites.

The Committee

RECOMMENDED

THAT the request of the Brockton Point Cricket Club be not approved.

3. SKAL Club of Vancouver

Vancouver City Council, at its meeting on March 6, 1979, referred the request of the Vancouver SKAL Club for a grant in lieu of rental of the Queen Elizabeth Theatre to the Standing Committee on Finance and Administration for consideration.

The Committee had for consideration a further letter dated April 17, 1979 from the SKAL Club of Vancouver (copy circulated). This club had booked the Queen Elizabeth Theatre for April 28, 1979. Upon cancellation of this booking, they were advised that a cancellation fee of \$200.00 would be charged. The Club is now requesting a grant in the amount of \$200.00 to cover this expense.

The Committee, after discussion

RECOMMENDED

THAT the request of the SKAL Club of Vancouver for a grant to cover the cancellation fee of \$200.00 for the Queen Elizabeth Theatre be referred to the Civic Theatres Board for decision.

4. Sprinkler Plan Checking

Vancouver City Council, at its meeting on November 21, 1978, approved the following recommendation from the Standing Committee on Finance and Administration regarding the Departmental Review - Fire Department:

"D. That the following items be referred to the City Manager for report back to the Committee, including the Director of Permits and Licenses' comments on item (ii);

(ii) The temporary position created by Permits and Licenses Department for sprinkler plan review be made permanent and under the authority of the Fire Department . . \$30,000."

The Committee had for consideration a Manager's Report dated March 27, 1979 (copy circulated) in which the City Manager reports on this temporary position.

The City Manager recommends that a new position of Mechanical Engineer I be established and located in the Department of Permits and Licenses.

Following a short discussion, the Committee

RECOMMENDED

- A. THAT a new position of Mechanical Engineer I be established, subject to classification by the Personnel Services Department.
- B. THAT this position be offset by the elimination of a Plumbing Inspector I position, which would result in an estimated net annual cost to the City, at 1978 rates, of \$2,904.
- C. The Comptroller of Budgets and Research advises that if this report is approved, the additional funding will be provided in the departmental operating budget.

INFORMATION:

5. Provincial Government's Recreational Facilities  
Assistance Program (REFAP) - Capital Grant  
Applications 1979

Vancouver City Council, at its meeting on April 24, 1979, when dealing with the attached Manager's Report dated April 20, 1979, referred this item to the Standing Committee on Finance and Administration with power to act.

For the first time, in 1978, City Council was requested by the Provincial Government to review and assign priority to applications from public and private bodies in Vancouver requesting capital funds from the Province under its Recreation Facilities Assistance Program (REFAP). The same procedure is being followed this year.

Fifteen projects were recommended by City Council in 1978, for a total REFAP funding of \$3,133,425. The Provincial Government have approved \$1,914,216 to date. The Director of Social Planning has submitted the following projects for submission to the Provincial Government for funding under the REFAP in the order of priority listed below:

<u>PRIORITY</u>	<u>PROJECT</u>	<u>AMOUNT REQUESTED FROM REFAP</u>
1.	Kerrisdale Pool Covering/Change Rooms etc.	\$ 200,000
2.	Champlain Heights Community Centre	400,000
3.	False Creek Community Centre	217,000
4.	John Hendry Park Improvements	400,000
5.	Granville Island Waterfront Theatre	65,000
6.	Kerrisdale Lawn Bowling Extension	20,000
7.	Chinese Cultural Centre	400,000
8.	Vancouver Indian Friendship Centre	400,000
9.	Sunset Community Centre Improvements	125,000
10.	Boys and Girls Clubs	43,000
11.	Kiwassa Neighbourhood Services	39,083
12.	Vancouver East Cultural Centre	48,550
13.	Trout Lake Community Centre	25,000
14.	McBride Gymnasium (Kensington NIP Committee)	20,000
15.	Armenian Cultural Association	90,000
16.	United Croats of Canada	355,000
		<u>\$2,847,633</u>



Report of Standing Committee  
on Finance and Administration  
April 26, 1979 . . . . . (IV-4)

Clause No. 5 cont'd

It was noted by the Committee that, in 1979, grant applications to the Provincial Government for REFAP will be reviewed twice, in the Spring and Fall, and the Provincial Government announcements will be made on June 1st and November 1st.

Appearing before the Committee on this matter were the Director of Social Planning, Commissioner Fowler and Mr. Larry Foster from the Parks Board, and some of the private applicants.

The Committee questioned those applicants present on

- total cost of their individual projects
- funding sources and amounts, other than their REFAP request
- total monies presently in hand

Following further discussion, the Committee

**RESOLVED**

THAT the Chairman of the Standing Committee on Finance and Administration forward the following projects in order of priority listed below to the Provincial Government for consideration for funding under the Recreational Facilities Assistance Program for the Spring of 1979.

<u>PRIORITY</u>	<u>PROJECT</u>	<u>AMOUNT REQUESTED FROM REFAP</u>
1.	Kerrisdale Pool Covering/Change Rooms etc.	\$ 200,000
2.	Champlain Heights Community Centre	400,000
3.	False Creek Community Centre	217,000
4.	John Hendry Park Improvements	400,000
5.	Granville Island Waterfront Theatre	65,000
6.	Kerrisdale Lawn Bowling Extension	20,000
7.	Chinese Cultural Centre	400,000
8.	Vancouver Indian Friendship Centre	400,000
9.	Sunset Community Centre Improvements	125,000
10.	Boys and Girls Clubs	43,000
11.	Kiwassa Neighbourhood Services	39,083
12.	Vancouver East Cultural Centre	48,550
13.	Trout Lake Community Centre	25,000
14.	McBride Gymnasium (Kensington NIP Committee)	20,000
15.	Armenian Cultural Association	90,000
16.	United Croats of Canada	355,000
		<u>\$2,847,633</u>

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The meeting adjourned at approximately 4:40 p.m.

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REPORT TO COUNCIL  
STANDING COMMITTEES OF COUNCIL

V

146

ON

TRANSPORTATION AND PLANNING AND DEVELOPMENT

May 3, 1979

A Joint Meeting of the Standing Committees of Council on Transportation and Planning and Development was held on Thursday, May 3, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 12:00 noon.

PRESENT:                   Alderman W. Kennedy, Chairman  
                          Alderman H. Boyce  
                          Alderman M. Ford  
                          Alderman M. Harcourt  
                          Alderman D. Little  
                          Alderman G. Puil  
                          Alderman H. Rankin

ABSENT:                   Alderman D. Bellamy

COMMITTEE CLERK:                   J. Thomas

RECOMMENDATION

1.   Review of Parking Requirements for  
     the Downtown District

City Council on February 6, 1979, when considering a report of the Standing Committee on Planning and Development dated January 25, 1979, noted the Downtown business and development community had expressed concern about the inadequacy of existing regulations and policies governing parking in the Downtown. Council approved the Committee's recommendation that the Director of Planning and City Engineer review the situation in conjunction with a Special Committee representing the development industry.

Before the Joint Committees for consideration this day, was a Manager's Report dated April 30, 1979 (circulated), in which the Director of Planning and the City Engineer reported on conclusions arrived at following discussions with a Committee representing those concerned with downtown office development, i.e. Downtown Vancouver Association, Building Owners and Managers' Association, Architectural Institute of British Columbia, and Downtown Parking Corporation.

The report:

- summarized the technical report prepared by the Engineering and Planning Departments (Appendix A, on file).
- submitted a consensus of the several organizations which formed the Special Advisory Committee (Appendix B, on file).
- recommended an increase in the existing maximum allowable parking for office buildings in the Downtown District, subject to review at the end of a five year period.
- recommended that a report be submitted in two months on a "pay-in-lieu" system for parking in the Downtown.

Clause 1 continued

- identified and recommended the continuing study of issues related to parking in the Downtown District and other parts of the Central area.

Present for the discussion were the following members of the Special Advisory Committee: Mr. W. Buttjes and Mr. M. Wilcox, U.D.I.; Mr. M. Evison, D.V.A. (formerly Downtown Business Association); Mr. V. Parker, B.O.M.A.; Mr. G. Hamilton and Mr. F. Musson, A.I.B.C.

Mr. E. Crickmore, Central Area Planner, Mr. D. Rudberg, Assistant City Engineer, Traffic Division, and Mr. B. McGregor, Parking Engineer, reviewed aspects of the report with the joint Committee. Specific reference was made to existing zoning regulations, estimated office supply, and growth projections for auto trips and parking space over a five-ten-twenty year time frame.

The Director of Planning advised the panaceas of 1974 were too limited for today's conditions. For example, it was now felt the amount of parking permitted for office buildings in the Downtown District was insufficient. It was proposed to meet the increased demand by amending the existing maximum amounts of parking that can be provided in the high-density core area (Area A) from one parking space for every 4,800 sq.ft. to not more than one space for every 1,000 sq.ft. In the remainder of the Downtown District (Area B), the change would be from one space for every 2,400 sq.ft. to one space for every 1,000 sq.ft.

Mr. Spaxman commented it would be necessary to keep a finger on the pulse of what was happening in the Downtown in terms of pedestrian and traffic movement, parking and commuter controls. Therefore, it was proposed the situation should be monitored and reviewed for another five years and if necessary recommendations would be brought forward, particularly in terms of "pay-in-lieu". In moving toward a Public Hearing, it would be very important to ensure all the people and groups in the City concerned with the problem of Downtown parking, were well informed so they would be able to make representations at the appropriate time.

The City Engineer noted it was felt in 1974 that rapid transit would solve all the problems in the Downtown core, but changes in senior government priorities and policies had slowed the process; Mr. Curtis pointed out none of the recommendations before the Joint Committees would detract from transit moving ahead. The effect of no-action would mean parking spaces would become increasingly more difficult to get, thus adding to congestion and reducing the vitality of the Downtown.

The Joint Committee was advised the Special Advisory Committee agreed it would be appropriate for interaction to continue between the development industry, professions, and City staff in order to assist in the items identified for further review and also to provide input into the assessment of the longer term impact of parking and related matters.

During discussion, representatives of the Special Advisory Committee made the following points:

- if light rapid transit was operating, there would still be a need for short term parking.
- development sites are running out. There is great pressure on sites offering short term parking - they are being replaced by buildings with only a quarter of the original parking.

Clause 1 continued

- development cannot stand still and our economy must be kept going. Calgary has already overtaken Vancouver in office space with 15 million square feet compared to Vancouver's 14 million square feet.
- the move to one space per 1,000 sq.ft. would encourage businesses to locate Downtown again. Adequate parking was a prime requisite at the executive and management level.

RECOMMENDED

A. THAT the Director of Planning be instructed to make application to amend Section 5 - Parking and Loading of the Downtown District Official Development Plan as adopted by By-law No. 4912 by:

- i) Changing the maximum amount of parking that can be provided in the high-density core area (Area A) from not more than one space for every 4,800 square feet to not more than one space for every 1,000 square feet.
- ii) Changing the maximum amount of parking that can be provided in the remainder of the Downtown District (Area B) from not more than one space for every 2,400 square feet to not more than one space for every 1,000 square feet.
- iii) Providing that the Development Permit Board may, where special circumstances prevail, permit a parking garage to serve residential, retail, office, or other commercial uses. The Development Permit Board may require that such parking garage provide, in whole or in part, for non-commuter-oriented usage.

AND, the whole matter be referred direct to a Public Hearing.

B. THAT the Director of Planning and the City Engineer report back within a two-month period to City Council on a "pay-in-lieu" system which has been endorsed by the Special Advisory Committee.

C. THAT the Director of Planning and the City Engineer continue to review for further report to City Council the other matters identified in this report as:

- Parking standards and requirements for other uses
- Parking standards and requirements for other Central Area districts
- Traffic management systems
- Pedestrian amenities
- Five-year review

D. THAT the contribution of the members of the Special Advisory Committee be acknowledged, and that the several organizations be invited to continue as a Special Advisory Committee to the Director of Planning and the City Engineer on the items identified in this report as being for 'Further Review'.

- CARRIED

(Alderman Rankin opposed).

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FOR COUNCIL ACTION SEE PAGE(S) 75

The joint meeting adjourned at approximately 1:15 p.m.

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

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VI

MAY 3, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 3, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Little  
Alderman Marzari

ABSENT: Alderman Gerard (Leave of Absence)

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Status Report on the Fire By-law  
Upgrading Program - Hotel Vancouver

The Committee considered a Manager's report dated April 24, 1979 (copy circulated) in which the Fire Chief reported on progress by the Hotel Vancouver in its program to meet the August 9, 1979 deadline imposed by the City by which time the hotel is to comply with all City Fire By-law regulations.

Chief Fire Warden G. Birnie appeared before the Committee on this matter and reported he visited the hotel recently and reported the upgrading program has not had as much effect on the interior aesthetics of the building as the owners had first feared.

The Committee noted reasonable progress is being maintained.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated April 24, 1979, on the fire by-law upgrading program at the Hotel Vancouver, be received.

2. Carleton Hotel, 314 Cambie Street

Council, on April 24, 1979, referred to the Community Services Committee for consideration a letter dated April 18, 1979 (copy circulated) from the Police Department regarding the Carleton Hotel.

Appearing before the Committee were Mr. K. Armstrong of the Permits & Licenses Department and representatives of the Police Department who reviewed for the Committee the incidents listed in their April 18th letter.

During discussion it was noted that the operators of the Carleton Hotel, Messrs. R. Ames and M. Brogan, had been invited to appear but declined. Messrs. Ames and Brogan also operate the Balmoral Hotel which will be the subject of a show cause hearing by City Council on May 15, 1979.

Continued . . .

Clause No. 2 Continued

Mr. Armstrong advised the Committee the operators of the Carleton do not have a City business license for that hotel.

The Committee noted the statement in the April 18, 1979 letter from the Police Department that problems at the Carleton Hotel involve poor management and control of the licensed premise.

Following discussion, it was

RECOMMENDED

THAT the operators of the Carleton Hotel, 314 Cambie Street, be requested to appear before Council to show cause why their business license for the Carleton Hotel should not be suspended or withheld.

3. Vancouver Indian Centre

The Committee considered a Manager's report dated April 17, 1979 (copy circulated) in which the Director of Social Planning and the Chief Constable reported that the Indian Friendship Centre Society is interested in relocating its friendship centre from Vine Street to 1607 East Hastings Street. The report stated that Council, on September 10, 1975, recommended the City lease a one acre site at Hawks Avenue between Prior and Malkin Streets for \$1.00 per year, but the Indian Centre now prefers to locate at 1607 East Hastings Street.

The report concluded with a series of recommendations, including that Council approve a capital grant to the society of \$300,000 subject to the society obtaining sufficient funds from other sources to complete the financing of the new facility.

Appearing before the Committee on this matter were representatives of the Social Planning and Police Departments, the administrator of the Indian Centre Society and a representative from the Federal Secretary of State Department.

Also appearing was the owner of the Waldorf Hotel at 1489 East Hastings Street who complained he and other businessmen in the area lack information about the proposal and said rumours regarding the new centre are beginning to circulate in the neighbourhood.

The owner of the Waldorf Hotel was permitted by the Committee to ask a number of questions which were responded to by the administrator of the Friendship Centre Society and Social Planning Department staff.

Distributed to the Committee were copies of the following memorandum dated May 3, 1979, from the City Manager:

"The Director of Planning has pointed out to me that the zoning of the East Hastings site is M-1 and that the proposed use is at best a conditional use. Before he can approve a development permit, he would have to notify the neighbours, and consider their reaction.

Hence, if the Committee decides to recommend to Council the four points recommended in the report, it should do so,

'subject to the Vancouver Indian Centre Society obtaining a development permit for the proposed use.'

For the information of members of the Committee, the Director of Social Planning and the Vancouver Indian Centre have scheduled a preliminary information meeting on Monday with the business people in the community."

Continued . . .

Clause No. 3 Continued

The Chairman suggested the owner of the Waldorf Hotel meet following the Committee meeting with Social Planning Department representatives to express his concerns which could then be answered at the preliminary information meeting scheduled by Social Planning and the Vancouver Indian Centre on Monday following the Committee meeting.

A representative of the Grandview-Woodlands Area Council reported the area council has given its unanimous support to the concept of the Indian Friendship Centre locating at 1607 East Hastings.

During discussion the Committee inquired whether the City's \$20,000 annual grant to the Friendship Centre would have to be increased following the opening of the much larger centre proposed on East Hastings, and the administrator of the centre responded that relief from taxation would be requested.

Representatives of the Police Department reiterated comments contained in the Manager's report that they support the concept.

In response to questions by the Committee regarding the management of the proposed facility, the spokesman from the Secretary of State Department (which increased its grant to the Friendship Centre to \$105,000 this year) advised that the department is confident that the existing management will successfully operate the proposed centre.

Following discussion, it was

RECOMMENDED

THAT Council

- A. Rescind its motion of September 30, 1975, with respect to the Vancouver Indian Centre locating at Hawks Avenue between Prior and Malkin Streets;
- B. Endorse the proposal to relocate the Vancouver Indian Centre at 1607 East Hastings Street;
- C. Authorize the Director of Social Planning to provide staff assistance to the Vancouver Indian Centre Society to realize its goal of establishing a new Indian Friendship Centre in the City;
- D. Approve a capital grant from the 1979 Supplementary Capital budget to the Vancouver Indian Centre Society in the amount of \$300,000 subject to the Society obtaining sufficient funds from other sources to complete the financing of the proposed new facility;

all subject to the Vancouver Indian Centre Society obtaining a development permit for the proposed use.

FURTHER THAT

- E. The Director of Social Planning report through the City Manager to the Community Services Committee in due course on the administration of the Indian Friendship Centre proposed for 1607 East Hastings Street, such report to include comment on the co-ordination of the three levels of government involved in the management of the centre.

Continued . . . .

#### 4. Coalition for Improved Daycare Services

The Committee considered a Manager's information report dated April 18, 1979 (copy circulated) in which the Director of Social Planning provided the first progress report on the development of a daycare association approved by City Council on April 18, 1978, when funds to retain a daycare consultant were approved.

Susan Anderson of the Social Planning Department, with daycare consultant Janet Currie, appeared before the Committee and reviewed the Manager's report. Also appearing was a representative of the Daycare Parent Advocacy Group.

The report concluded with statements that most daycare centres have waiting lists averaging ten to twenty children and that new provincial daycare regulations will place new financial pressures on daycare centres, and the Committee was told many centres may not be able to survive under the new regulations.

It was also noted during discussion that the Provincial Government's daycare subsidy program is such that the working poor are almost placed in a situation that it is advisable for them to get out of the low income bracket and into welfare in order to qualify for daycare subsidies.

During brief discussion the Committee requested Social Planning to continue providing the Committee with periodic reports on the daycare situation.

Following discussion, it was

#### RECOMMENDED

THAT the City Manager's report dated April 18, 1979, on the coalition for improved daycare services, be received.

#### 5. West Health Unit - Space Requirements

City Council, on April 24, 1979, approved a recommendation from the Community Services Committee that the Acting Medical Health Officer report on the space requirements at the West Health Unit, 4112 West 42nd Avenue.

The Committee considered a Manager's report dated April 27, 1979 (copy circulated) in which the Acting Medical Health Officer reported that the gradual addition of staff and services over recent years has resulted in the West Unit office becoming so overcrowded that it is a significant threat to health.

The report noted that a preliminary study of space requirements indicates an immediate need for an additional 3500 - 4000 sq. ft. at the West Unit.

The Manager's report also contained comments from the Director of Finance that the City should not proceed with further space accommodation unless the Province agrees to fund 100% of the additional requirements at the West Unit.

The Acting Medical Health Officer and the Deputy Director of Finance appeared before the Committee on this matter.

Continued . . . .



Report to Council  
Standing Committee of Council on Community Services  
May 3, 1979

Clause No. 5 Continued

It was noted during discussion that the indications on page 2 of the Manager's report are that the Province has refused to contribute financially to the costs of providing space even though the space is needed largely because the City has taken on two major provincial health programs.

Following discussion, it was

RECOMMENDED

- A. THAT City Council direct the Supervisor of Properties to search for suitable accommodation and report back on available space and its cost.
- B. THAT City Council request the Provincial Government to provide the cost of additional accommodation for the Health Department's West Unit, 4112 West 42nd Avenue.
- C. THAT a City of Vancouver delegation comprising of the Mayor, the Chairman of the Community Services Committee, the Acting Medical Health Officer and the Director of Finance be appointed by the Mayor to seek a meeting with the Minister of Health as soon as possible to discuss costs of providing additional space for the Health Department incurred as a result of taking on provincial health programs.

6. Family and Juvenile Court

Mr. Patrick Graham of the City's Family Court Committee appeared and distributed to the members copies of two letters both dated April 26, 1979 (copies circulated) from Administrative Judge Douglas Campbell to the Regional Director of the Provincial Corrections Branch and to the architect of the Facilities Management Unit of the Attorney-General's Department.

Mr. Graham explained to the Committee that the letters state provincial staff who utilize the family and juvenile court building at 2625 Yale Street are opposed to plans by the Attorney-General's Department and the British Columbia Buildings Corporation to relocate the family and juvenile court to a new building at the northwest corner of 12th and Cambie.

Construction of a new family court facility has been urged by City Council on several occasions and Council recently endorsed in principle the Province's plans for a new court house at 12th and Cambie.

Mr. Graham told the Committee he is concerned that the letters written by Judge Campbell may result in the Province's plans for a new court building being delayed or abandoned, and he urged the City to ask the Attorney-General to submit a letter confirming the decision to build a new family and juvenile court at 12th and Cambie.

The Chairman read a letter dated April 26, 1979 from the Attorney-General to Mayor Volrich (copy circulated) which stated in part that the proposed unified family court is to be constructed on provincial property at 12th and Cambie with anticipated construction to commence in August or September of this year and completion scheduled for August 1980.

Continued . . . .

Clause No. 6 Continued

Following brief discussion, it was

RECOMMENDED

THAT the Mayor reply to the Attorney-General's letter of April 26, 1979 that in view of the comments contained in the letters from Judge Campbell considered by the Community Services Committee on May 3rd, 1979, the City requests the Attorney-General to again confirm that the Attorney-General's Department and British Columbia Buildings Corporation intend to commence construction in August or September 1979 on a new unified family court at 12th and Cambie, and that the Attorney-General provide the City a date when the Province will apply for its development permit for the new court building.

FURTHER THAT copies of the Mayor's letter be provided to the Family Court Committee, Judge D. Campbell and the Regional Director of the Corrections Branch of the Attorney-General's Department.

The meeting adjourned at approximately 3:05 P.M.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S)

76-17

May 10, 1979

TO: Vancouver City Council

SUBJECT: West Health Unit - Space Requirements

CLASSIFICATION: CONSIDERATION &amp; RECOMMENDATION

The City Manager reports as follows:

Clause 5 of Report VI from Council's Committee on Community Services on May 3, 1979 recommended:

- "A) THAT City Council direct the Supervisor of Properties to search for suitable accommodation and report back on available space and its cost.
- B) THAT City Council request the Provincial Government to provide the cost of additional accommodation for the Health Department's West Unit, 4112 West 42nd Avenue."

The Supervisor of Properties has conducted a search of available spaces in the vicinity and reports that only two suitable locations can be found, both about two blocks south of the Kerrisdale Health Unit. Neither may be available for long.

1) <u>6007 West Boulevard</u>	2) <u>5970 East Boulevard</u>
2168 sq.ft. on main floor (\$12/sq.ft.)	1746 sq.ft. on main floor (\$ 9/sq.ft.)
<u>2364 sq.ft. on 2nd floor (\$8/sq.ft.)</u>	<u>1906 sq.ft. on 3rd floor (\$7.50/sq.ft.)</u>
4532 sq.ft. at \$44,928 per annum net	3652 sq.ft. at \$30,009 per annum net

Both quotations are triple net, and in each case, alterations are required for partitions, handicapped washroom, etc., at a cost to the tenant estimated to be \$60,000.

While the Health Department would find site (2) acceptable, they would much prefer site (1) for these reasons:

- closer walking distance -- no crossing of Boulevards and railway tracks
- more space, and more washrooms
- easier to integrate main floor with 2nd floor than with 3rd floor
- available immediately instead of approximately August 1st.

There is obvious merit in those arguments, but Council must judge whether they warrant the higher rental.

The Director of Finance has been told that officials in the Ministry of Health recognize that the Ministry is not now paying for office accommodation relating to 20 of the Long Term Care staff, and will be recommending to the Minister that the total budget for Long Term Care in Vancouver be increased by \$30,000.

Consequently, the City Manager submits for Council's CONSIDERATION the choice between:

- A) Making no decision on expansion until Provincial funding is secured, or
- B) Authorizing a lease to be signed for the space at 5970 East Boulevard, with costs in 1979 to be charged to Contingency Reserve, or
- C) Authorizing a lease to be signed for the space at 6007 West Boulevard, with costs in 1979 to be charged to Contingency Reserve.

If Council adopts (B) or (C), then the City Manager further RECOMMENDS:

- D) That Council authorize expenditures of up to \$60,000 for partitions and other work required to be charged to 1979 Supplementary Capital Budget.
- E) That both budgets be replenished when Provincial contributions are received.

VII

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

MAY 3, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 3, 1979 at approximately 1:35 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Boyce  
Alderman Ford  
Alderman Kennedy (Items 1 and 2)  
Alderman Puil

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATIONS1. Sites C and D - Strathcona

The Committee considered a report of the City Manager dated April 26, 1979 (copy circulated) in which the Director of Planning responds to the following recommendation of the Standing Committee on Planning and Development approved by Council on September 27, 1977.

"THAT the Director of Planning be authorized to:

- (a) Review zoning, Development Guidelines, site size, existing subdivision, etc. to consider whether other uses (e.g. park, parking lot) may also be appropriate and whether the existing legal constraints on housing form make sense in 1977.
- (b) Explore the problems of existing police parking (150+ cars) on the site and options for other locations.
- (c) Explore land use options - housing, parking, park or combination of these in consultation with S.P.O.T.A., Engineering, Parks Board and Police Department.
- (d) Prepare a staff report re future use, marketing and selling price of the site."

Mr. R. Youngberg, Associate Director, Area Planning, outlined the complex history of events and actions surrounding Sites C and D noting that the 3.2 acre site bounded by Gore Avenue, Keefer Street, Jackson Avenue and Pender Street was originally acquired on a cost shared basis among City, Provincial and Federal Governments under the Urban Renewal Program. In 1968, the property was sold to Orientif Developments for the development of housing, however, construction never took place. The property remains in an undeveloped state used temporarily for police employee parking. This temporary parking is allowed under the CD-1 By-law because it is a use essential in the district required by a public authority.

In answer to a question regarding ownership of the property, Mr. M. Pedneault, Area Planning Division, advised that the City has clear title to the land for redevelopment. The only matter left to settle is the expropriation costs. Land price negotiations could commence without having to await the outcome of the arbitration hearings. The report notes that land values are in the range of \$13.00 per sq. ft. (\$1.8 Million in total).

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 3, 1979

(VII-2)

Clause No. 1 cont'd:

Some members of the Committee expressed concern at the length of time which has expired with respect to the arbitration proceedings and requested a report on the history of same.

The development guidelines approved by Council in December, 1973 have been revised and are attached to the Manager's Report as an Appendix. The report contains detailed comments on the following land use alternatives:

- a) Commercial
- b) Parking - commercial parking lot  
                     - temporary parking on holidays and weekends
- c) Park and Open Space
- d) Family housing
- e) Seniors housing and extended care facilities

A number of organizations have expressed new or reaffirmed former interests regarding the development of Sites C and D and these are detailed in the report.

After analysis of the land use alternatives the Director of Planning suggests that the development of (family) housing should remain as a priority use for Sites C and D.

The Strathcona Property Owners and Tenants Association remains the only group actively interested in pursuing the development of family housing and has indicated that it would like to pursue a more ambitious development to possibly include all of Sites C and D. From reviewing previous resolutions of Council it is evident there has been a degree of commitment given to pursue these ends. It would seem appropriate, therefore, to initially grant S.P.O.T.A. sufficient time to prepare a proposal based on approved use and development guidelines.

The City Manager notes that the use of the sites principally for family housing need not preclude use of a small portion for other purposes. Council has been informed that there is an acute shortage of intermediate care beds in Vancouver. Despite the reservations set forth in the report, it may be appropriate to locate a 75-bed intermediate-care unit on 20% of the site, if a sponsor came forward with the support of local and Provincial Health authorities.

Mr. Youngberg advised that if 20% of the site was to be developed with an intermediate-care facility, rather than integrate these facilities with the housing Site C should be utilized for the intermediate-care and Site D for housing. Site C is 20% of the total site. Mr. Pedneault noted that if this was done the development guidelines would have to be revised as they are based on housing for the total site not 80% of the site.

Present for the discussion were:

- Mrs. B. Lee and                    )  
    Mr. G. Chapman                ) Strathcona Property Owners and  
   Tenants Association
- Mr. K. Louie                        Vancouver Chinese Elderly  
   Citizens Association
- Mr. S. Li                            Overseas Chinese Voice  
   Benevolent Association

Report to Council  
Standing Committee of Council  
on Planning and Development  
May 3, 1979

(VII-3)

Clause No. 1 cont'd:

- Insp. Bissett                      Vancouver Police Department  
- Detectives H. Matus  
    and J. Catterall              Vancouver Police Union

Mrs. Lee and Mr. Chapman spoke in favour of the Director of Planning's recommendation to provide family housing. Mr. Chapman also noted that rather than putting 20% of the site into an intermediate-care facility S.P.O.T.A. would prefer to look at the neighbourhood as a whole to find a more suitable location for this type of facility. The two block area immediately surrounding Sites C and D already has a large concentration of seniors. S.P.O.T.A. would like to integrate these seniors with families.

Mr. K. Louie spoke against the provision of intermediate-care facilities on Sites C and D and fully supported the proposal of S.P.O.T.A. to develop family housing. Detectives Matus and Catterall noted that at present Sites C and D are used for temporary police employee parking. If this site is lost where do 250 cars go. The Remand Centre is being constructed and more parking spaces will be lost.

Mr. Li supported the Strathcona Property Owners and Tenants Association's proposal for family housing and urged it be constructed as soon as possible. In the interim, however, the site should be utilized on weekends and holidays for temporary parking for the Chinese community.

The Committee,

## RECOMMENDED

- A. THAT Sites C and D be developed in a comprehensive fashion and be used principally for family housing, with the possibility of the construction of intermediate-care facilities on 20% of the site (i.e. Site C) if a sponsor comes forward with the support of local and Provincial Health authorities.
- B. THAT if Council approves the use of Sites C and D for family housing the revised development guidelines for Sites C and D attached as an appendix to the City Manager's report dated April 26, 1979, be adopted.
- C. THAT S.P.O.T.A. be given six months to negotiate land price, and tenure with the Supervisor of Properties and arrange financing of a family housing project and if successful a further six months to obtain necessary permits and proceed with development in accordance with approved use and guidelines.
- D. THAT if S.P.O.T.A. is unable to initiate a development proposal within the six to twelve month period then staff be authorized to advertise the site for development as per the recommended use, and development guidelines.
- E. THAT the appropriate authority make application for a development permit to allow the continuation of the temporary parking use as per Council's instructions of August 15, 1978 subject to:
  - (i) That this temporary use be permitted to continue until the site is required for redevelopment.
  - (ii) That the use of those portions of Sites C and D for temporary parking be subject to cancellation on 30 days' notice.

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 3, 1979

(VII-4)

Clause No. 1 cont'd:

- F. THAT the Director of Planning prepare a further report on temporary commercial parking on the site.
- G. THAT the Director of Legal Services prepare a report on the history of the arbitration proceedings.

2. Relocation of Kanish Floating Homes

The Committee considered a report of the City Manager dated April 25, 1979 (copy circulated).

The report notes that Council on April 3, 1979 resolved:

- a. THAT the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.
- b. THAT pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village to determine if an appropriate site can be negotiated for their relocation by June 30, 1979.
- c. THAT the City Manager and Director of Planning be instructed to negotiate with Marathon Realty and/or other property owners conditions upon which temporary floating home moorage might be accommodated in False Creek.
- d. THAT should a temporary relocation site be found then the floating homes as well as the marina be subject to time limited development permit approval processes including appropriate public notification.

The report outlines the results of negotiations with Marathon Realty and other False Creek property owners regarding temporary floating home moorage in False Creek.

Marathon Realty has now firmly indicated that they will not consider temporary floating home use on their lands and they are not ready yet to discuss long-term plans.

Discussions with Mr. R. Taylor, President, Essington Stern-wheeler Wharf Ltd., indicate a willingness to accommodate some of the Kanish floating homes on a water lot situated on the north shore of False Creek between the Burrard and Granville bridges.

The Greater Vancouver Floating Home Co-op has recently applied to include 10 permanent floating homes in the existing Spruce Marina and wish to accommodate on a temporary basis, 4 of the existing Kanish floating homes whose owners are concurrently members of the Co-op.

Discussions with the Manager of the Granville Island project indicate there are potentially three small water areas on the westerly edge of Granville Island which might accommodate some of the floating homes. Major servicing problems would need to be overcome and approval of the Granville Island Trust would have to be gained.

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 3, 1979

(VII-5)

Clause No. 2 cont'd:

Mr. J. Coates, Central Area Planning, advised that a Public Information Meeting had been held in False Creek the previous evening. Those present were advised of the Kanish situation and the fact that Council has sanctioned temporary floating home accommodation in False Creek, subject to the development permit approval process. Two main proposals were described -- one in the Spruce Liveaboard Marina and one on the north side of False Creek by the Burrard Bridge. Opposition to the Liveaboard Marina proposal was related to density, increased traffic to and from the marina. People were concerned that if floating homes were allowed on a temporary basis they would become permanent.

Ms. C. Farley and Mr. L. Pilling, residents on Ironwork Passage in False Creek, expressed their concerns that all owners had not been notified of the Public Meeting and that floating homes would result in a higher density than recreational boats.

The residents were advised that the Development Permit Board would hear delegations when this matter was considered.

Mr. R. Fenton, Greater Vancouver Floating Home Co-op noted that the suggestion for floating homes had not been refused by Council but deferred pending the outcome of the G.V.R.D.'s study on floating homes.

Mr. R. Taylor, President, Essington Sternwheeler Wharf Ltd., indicated to the Committee on several sketches, the site that he controls through numerous leases and the marine public house in a Victorian design for which he had applied to the Provincial Government for an "F" licence. With this licence, the public house must be marine-oriented, with access and facilities for boaters.

Mr. Taylor noted that the Provincial Government has not approved a pub licence because they feel it is less than one mile from the False Creek Public House. He advised that his proposal could be amended to provide floating homes rather than floating offices. In order to carry out the necessary financing for constructing moorage for floating homes and ancillary services the marine public house is an important component in the redevelopment. He requested that the Committee recommend to Council acceptance of the proposal and support for the "F" Marine Public House Licence.

The Chairman noted that the Committee did not seem to have any objections to four floating homes being located temporarily in False Creek. In answer to a question as to timing if the Essington proposal is accepted, Mr. Hickley stated there would have to be a short term solution which might be a matter of months.

RECOMMENDATION

- A. THAT the report of the City Manager dated April 25, 1979 be received.
- B. THAT the Provincial Liquor Control and Licensing Branch be advised Vancouver City Council has no objections to the issuance of an "F" Marine Public House Licence to the Essington Sternwheeler Wharf Ltd., 1010 Beach Avenue.

FURTHER THAT City Council believes that this "F" Marine Public House Licence is an important component in a proposed redevelopment of lands and waterlots between the Burrard and Granville Bridges.

FURTHER THAT the Vancouver City Council supports the intent of the proposed redevelopment, subject to compliance with relevant By-laws, as it will provide needed moorage space for floating homes within the City of Vancouver.



3. Granville Island Developments -- Status Report

The Committee considered an Information report of the City Manager dated April 24, 1979 (copy circulated).

Arising from an application for a neighbourhood pub in buildings 43 and 44, the Mayor directed that Council be given an updated report on the status of the Granville Island development.

The report details the development permit applications which have been approved or are being processed and describes the parking situation, cost sharing for street improvements and the open space.

The report states:

"The development of the Island is proceeding and it is apparent that no expense is being spared in the quality of the street paving, the size of the trees being planted, the quality of the seawall and many of the items of street furniture. While it is always difficult to judge an unfinished development, the work that has been done to date indicates that it will be an attractive and pleasant environment."

In answer to a question with respect to the "mound" at the eastern tip of the Island, Mr. J. A. Hammond, Project Manager, replied that this area would become a viewpoint and contain a small natural amphitheatre. Tree planting will commence within a week or ten days. Mr. E. D. Sutcliffe, Granville Island Trustee, noted that it was intended that the open space would be usable and interesting -- views are more interesting from a slight elevation thus the 28' height. He advised that the Parks Board are involved in the planning of the development of the space which is common with Phase II - False Creek.

Mr. Sutcliffe noted that members of the Granville Island Trust would be willing to come back to another meeting of the Committee for a further discussion at a later date.

RECOMMENDED

THAT the report of the City Manager dated April 24, 1979 be received.

4. Proposed Strata Title Development of:  
(a) Northeast corner of Burrard Street and Pacific Street;  
(b) 460 East 15th Avenue

The Committee considered a report of the City Manager dated April 24, 1979 (copy circulated) which states in part:

"The British Columbia Strata Title Act requires the approval of Council for the conversion into strata lots of a previously occupied building. Under its authority to approve or refuse such applications, Council has created Strata Title Regulations. The Director of Planning wishes to bring to Council's attention what he believes to be two extenuating circumstances.

On February 28, 1978, the Provincial Government amended the Strata Title Act to require that a strata plan for new development be accompanied by a certificate of non-occupancy dated not more than ninety days prior to the date on which the strata plan is tendered for deposit certifying that the building has not been occupied prior to the date of the certificate.

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 3, 1979

(VII-7)

Clause No. 4 cont'd:

Two developments: (a) northeast corner of Burrard Street and Pacific Street and (b) 460 East 15th Avenue, which the Planning Department is currently processing under the Strata Title Moratorium were affected by the change to the Act.

Alteration to the Provincial Strata Title Regulations has caused undue hardship for the owners of these two projects. Both developments were under consideration for registration as Strata Title developments at the time of the change to the Strata Title Act and furthermore since rental agreements with senior governments preclude the loss of stock from rental tenure for at least ten years the Director of Planning recommends that these two developments not have to comply with the Strata Title Regulations."

After discussion the Committee,

RECOMMENDED

- A. THAT the developments at Burrard and Pacific (Lots 1, 2, 3, Block 110, D.L. 541, Group 1, N.E.F., Plan 16600) and 460 East 15th Avenue (Lots F, Block 99, D.L. 301, Plan 17159), because of unusual circumstances, be excused from compliance with the City of Vancouver Strata Title Regulations, and
- B. THAT the Approving Officer issue a certificate in the form prescribed by Provincial regulations.

INFORMATION

5. Strata Title Conversion Regulations and Long-term Leases

In view of the fact that there were numerous delegations wishing to speak on this matter, and the lack of time remaining in the meeting, the Committee deferred this matter to its next meeting.

\* \* \* \*

The meeting adjourned at approximately 3:45 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 77

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

MAY 3, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 3, 1979 at approximately 3:30 p.m. in the No. 1 Committee Room, City Hall.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman D. Bellamy  
Alderman H. Boyce  
Alderman H. Rankin

ABSENT: Alderman M. Harcourt

COMMITTEE  
CLERK : J. Thomas

RECOMMENDATION:

1. Parking Rates for City-owned  
Parking Facilities

The Committee considered a Manager's Report dated April 12, 1979 (circulated) in which the City Engineer reported on a review of parking rates for the following City-owned and controlled parking facilities and recommended rates as outlined in Schedule A of the report:

- Lot 1  
535 Hornby
- Lot 2  
520 Cambie
- Lot 3  
535 Richards
- Lot 5  
520 W. Georgia
- Lot 6  
415 W. Pender
- Lot 8  
65 W. Cordova
- Pacific Centre
- Lots 24-32, Blk. 35, D.L. 541  
Richards/Dunsmuir
- Lots 12-16, Blk. 55, D.L. 541  
Richards/Robson
- Q.E. Theatre

RECOMMENDED

THAT parking rates for City-owned parking facilities outlined in Schedule A of the Manager's Report dated April 12, 1979 be approved.

cont'd.....

Report to Council  
 Standing Committee on Transportation  
 May 3, 1979 . . . . . (VIII-2)

## 2. Pacific Centre Garage

In a Manager's Report dated April 18, 1979 (circulated) the City Engineer presented his annual report on the financial status of the Pacific Centre garage.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised the Committee the 1978 total revenues for the garage were \$1,934,505.08, representing a surplus for the second year in succession. However, the garage now required repairs to some structural elements and upgrading of lighting in certain areas and it was recommended that funds be set aside from the surplus revenue for this work.

Responding to questions from the Committee, Mr. Rudberg stated security costs were approximately \$100,000 a year. The security personnel had been responsible for assisting motorists, preventing car thefts and, on one occasion, aborting an auto fire.

### RECOMMENDED

THAT \$35,000 of the 1978 surplus of \$132,975.33 for the Pacific Centre parking garage be appropriated in 1979 for the cost of repairs and refurbishing the garage.

## 3. Annual Traffic Signal Program

The Committee had for consideration a Manager's Report dated April 19, 1979 (circulated) in which the City Engineer reported on the proposed traffic signal program for 1979.

Present for the discussion was a delegation from the Sir Alexander MacKenzie Home & School Association headed by Mrs. E. Schwartz, President.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, reviewed the report with the Committee and advised the total program was estimated to cost \$315,950, funded by Parking Meter revenues.

Pedestrian signals were proposed at the following five locations:

- Main and 14th
- 41st and Windsor
- Commercial and 3rd
- Davie and Cardero
- Broadway and Blenheim

Vehicular traffic signals would be:

installed at:

- Pender and the Taylor Extension Roadway
- Taylor and the Taylor Bypass Roadway
- Quebec and Terminal Avenue
- S.E. Marine and Victoria
- Jervis and Pacific

modified at:

- Hastings and Templeton
- Broadway and Prince Edward
- Burrard and Cornwall
- Powell and Heatley
- Boundary and Hastings
- Boundary and Canada Way
- Cambie and S.W. Marine
- 16th and Dunbar
- Cornwall and Cypress

cont'd.....

Report to Council  
 Standing Committee on Transportation  
 May 3, 1979 . . . . . (VIII-3)

Clause #3 cont'd:

Improved warning devices were also proposed for roadway crossings of the Burlington Northern Railway tracks at Main, Boundary, Renfrew, and Kaslo. Subsidies were available from senior governments to fund these railway signal projects which are estimated to cost \$164,150, with approximately 12½% being City subsidized.

Mrs. Schwartz addressed the Committee and expressed appreciation that the traffic signal at 41st and Windsor requested by the Sir Alexander MacKenzie Home and School Association was going ahead, but urged that the new signal be installed before the summer months.

Members of the Committee also suggested the Traffic Division should produce an explanatory leaflet on the City's traffic signal warrant policy. Mr. Rudberg agreed to prepare a pamphlet for the information of the public.

RECOMMENDED

- A. THAT the traffic signal approved for the intersection of 12th Avenue and St. Catherines Street, adjacent the former Kivan Boys and Girls Club site, be rescinded and that the funds appropriated for this signal be credited to the Traffic Reserve Funds.
- B. THAT the traffic signal program for 1979, as documented in the Manager's Report dated April 19, 1979, at an estimated cost of \$315,950 be approved.

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The meeting adjourned at approximately 3:45 p.m.

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REPORT TO COUNCIL

IX

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

May 3, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 3, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)  
Alderman Ford  
Alderman Little  
Alderman Marzari

ABSENT: Alderman Gerard

CLERK: G. Barden

RECOMMENDATION:1. Canadian Society for Eighteenth Century Studies

The Committee considered the attached Manager's Report dated April 24, 1979, wherein the Director of Social Planning reported on the Canadian Society for Eighteenth Century Studies' request for a cultural grant of \$200.00 in order to meet half the expenses of a concert planned as part of their hospitality program at their conference in May in Vancouver.

The Director of Social Planning advised that it is not the practice of the City to support these programs with civic funds and it would more logically be funded by the Provincial Ministry of Tourism or Education. He suggested that the entire matter of funding cultural events in support of visitor activity be referred to the Council Committee on the Arts for study and advice.

During discussion, the Committee felt there should be a policy established on funding cultural events in connection with visitor activity, but there should also be a broader policy established that would include funding other groups, such as bands travelling, etc. The Director of Social Planning suggested that the Arts Committee could study and advise on the funding of cultural events in connection with visitor activities and he could report on policy for other types of events.

Following further discussion, it was

RECOMMENDED

- A. THAT no grant be approved for the Canadian Society for Eighteenth Century Studies.
- B. THAT the entire matter of funding cultural events in support of visitor activity be referred to the Council Committee of the Arts for study and advice.

Report of Standing Committee  
on Finance and Administration

May 3, 1979 . . . . . (IX-2)

2. By-law Amendments

The Committee considered the attached Manager's Report dated April 5, 1979, wherein the Director of Permits and Licenses reported that he has reviewed various by-laws under the City's jurisdiction to either update them to today's requirements in order to do some general house-keeping or to eliminate sections or entire by-laws no longer required. The Manager's Report outlines the amendments. The Director of Permits and Licenses reported that he would be submitting to Council for consideration by the end of the year a by-law which will amend and bring together under one by-law the various license related by-laws.

Mr. Ken Armstrong, Permits and Licenses Department, reviewed the amendments with the Committee and answered questions.

Following discussion, it was

RECOMMENDED

THAT the Director of Legal Services be instructed to review, in detail, the recommendations contained in the Manager's Report and bring forward appropriate by-law amendments.

INFORMATION:

3. City of Vancouver Financial Statements for 1978

The Committee considered the City of Vancouver Financial Statements for 1978 and the Director of Finance, the Internal Auditor, Comptroller of Accounting and Mr. R.A. Shaw, Thorne, Riddell & Company, External Auditors for the City, reviewed the statements with the Committee and explained the change in procedure which led to presentation of the statements to Committee rather than Council, specifically the concept of an audit committee.

The Committee questioned the land purchase fund which has an amount of \$2,000,000 outstanding from the Parks Board. This problem came about largely because Parks Board did not get approval of their five year plan. It was agreed that the Director of Finance should discuss with the Parks Board some method of repayment. The Committee also questioned the procedure, whereby the City subsidizes land for housing to co-operatives, and it was agreed that the amounts involved should be reported on separately.

Following further discussion, it was

RECOMMENDED

THAT the Financial Statements of the City of Vancouver for 1978 be received.

RECOMMENDATION:

4. Festivals and Community Events 1979

The Committee considered the attached Manager's Report dated April 12, 1979, wherein the Director of Social Planning reported on funding and procedures for festivals and community events in 1979.

Report of Standing Committee  
on Finance and Administration

May 3, 1979 . . . . . (IX-3)

Clause No. 4 cont'd

It was noted that the Chairman will be meeting with the City Manager and the Director of Social Planning on discretionary funds.

Following further discussion, it was

RECOMMENDED

- A. (i) THAT grants for festival activity be approved for the following organizations in the amount shown. See Appendix A for comments.

Vancouver Sea Festival Society	\$10,000
Folkfest	18,500
Gastown Historic Area Coord. Com.	5,000
Chinese Cultural Centre	300
Vancouver Urban Core Com. Workers	400
Victoria Drive Community Hall Ass'n	750
Mid-Town Captain Cook Festival	800
Japanese Community Volunteers Ass'n	500
Hellenic Community of Vancouver	1,500
Marco Polo Italian Market	1,000
Trinidad Canadian Friendship Ass'n	500
Hastings Community Association	
Gala Day	400
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	\$39,650
Unappropriated	1,350
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	\$41,000
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- (ii) THAT the foregoing Festival Grants be subject to the Director of Social Planning being satisfied with organizational arrangements.

- B. THAT \$5,000 be approved for Civic Concerts and Programs of Music and Dance in Plazas in Downtown Vancouver and that these funds be transferred to the 1979 Social Planning Department budget from the Festival portion of the Cultural Grant Budget. Expenditure of these funds by the Director of Social Planning to be made in consultation with the Chairman of the Council Committee on the Arts.

- C. THAT the Director of Social Planning report to Council for information on expenditures made under Recommendation B.

5. Community Services Contribution Program

The City Council on May 1, 1979, when considering the attached Manager's Report on the Community Services Contribution Program, referred the selection of Projects in Appendix I to the Finance Committee with power to act.

Following discussion, it was

RECOMMENDED

THAT the Chairman meet with the City Manager and City officials involved to prepare a more specific list to submit to the Provincial Government.

\*\*\*\*\* FOR COUNCIL ACTION SEE PAGE(S) 78 \*\*\*\*\*

The meeting adjourned at approximately 4:45 p.m.

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